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HOUSING AND POPULATION MONITORING REPORT

JANUARY TO DECEMBER, 1984

PLANNING AND DEVELOPMENT DEPARTMENT
HAMILTON-WENTWORTH REGION

July, 1985



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REGIONAL HOUSING AND POPULATION MONITORING REPORT

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SUMMARY

- o There have been 2,110 housing unit completions in Hamilton-Wentworth during 1984. This is an increase of 295 units over the 1983 level.
- o As of December 31, 1984, there were 5,064 vacant lots available for single family, semi-detached, row and apartment units in registered and draft approved plans of subdivision. This is considered to be an adequate supply.
- o The carrying cost required to obtain a private house has increased significantly.
- o The vacancy rate for apartment units in the Hamilton-Wentworth area decreased to 0.5% by October, 1984.
- o The cost of rental accommodation and lower market housing in Hamilton-Wentworth is generally less than in other major urban centres in Ontario.
- o There were only 423 new apartment units constructed in 1984. This is an increase of 235 over 1983 levels. The Regional Housing Statement specifies an annual target of 1,044 apartment units.
- o The end of additional funding for the Ontario Home Renewal Program has resulted in a decrease in the availability of home renewal assistance.
- o In 1984, 263 new assisted housing units were committed in Hamilton-Wentworth, of which the majority is being provided from private non-profit programs.

1.0 INTRODUCTION

This is the tenth monitoring report presented to the Planning and Development Committee and covers the period of January 1, 1984 to December 31, 1984. The purpose of this report is to examine the housing market in 1984 to evaluate its performance in light of Regional housing policies. In addition to the housing information, population and household characteristics are also examined.

Due to a change in Ministry of Revenue policies, population information is now only available for election years (every 3 years).

2.0 POPULATION AND HOUSEHOLDS

In past years, population and household information for Hamilton-Wentworth was taken from annual reports produced by the Ministry of Revenue, Assessment Services Division. However, due to Ministry policies, population information will now only be collected during those years in which a municipal election occurs. Population information will not be available until the next municipal elections in 1985.

Although current information is not available, certain trends noted in the 1982 Housing and Population Monitoring Report are expected to have continued in 1984.

2.1 Population

The latest population figure for Hamilton-Wentworth was 414,643 in 1982. This was an increase of 4,140 (1.0%) over 1980 levels. Population growth in Hamilton-Wentworth has been modest in recent years. Recently, the trend of a declining rate of natural increase (births-deaths) has reversed and an increase in the rate has occurred. However, this rise in the rate of natural increase will probably not be sustained as it is likely due to the movement of the majority of the "baby-boom" generation into the peak child bearing age. When this "bulge" in the population passes the child bearing age there will likely be a decline in the rate of natural increase. Past trends indicate continued growth in the 25-34 age group which has a high tendency to form new households, as well in the over 55 age group.

2.3 Conclusions - Population and Households

Although 1984 population figures are unavailable, recent trends in population and household characteristics indicate a continued demand for a variety of housing units. A detailed examination of trends will be undertaken in future monitoring reports when new population information becomes available.

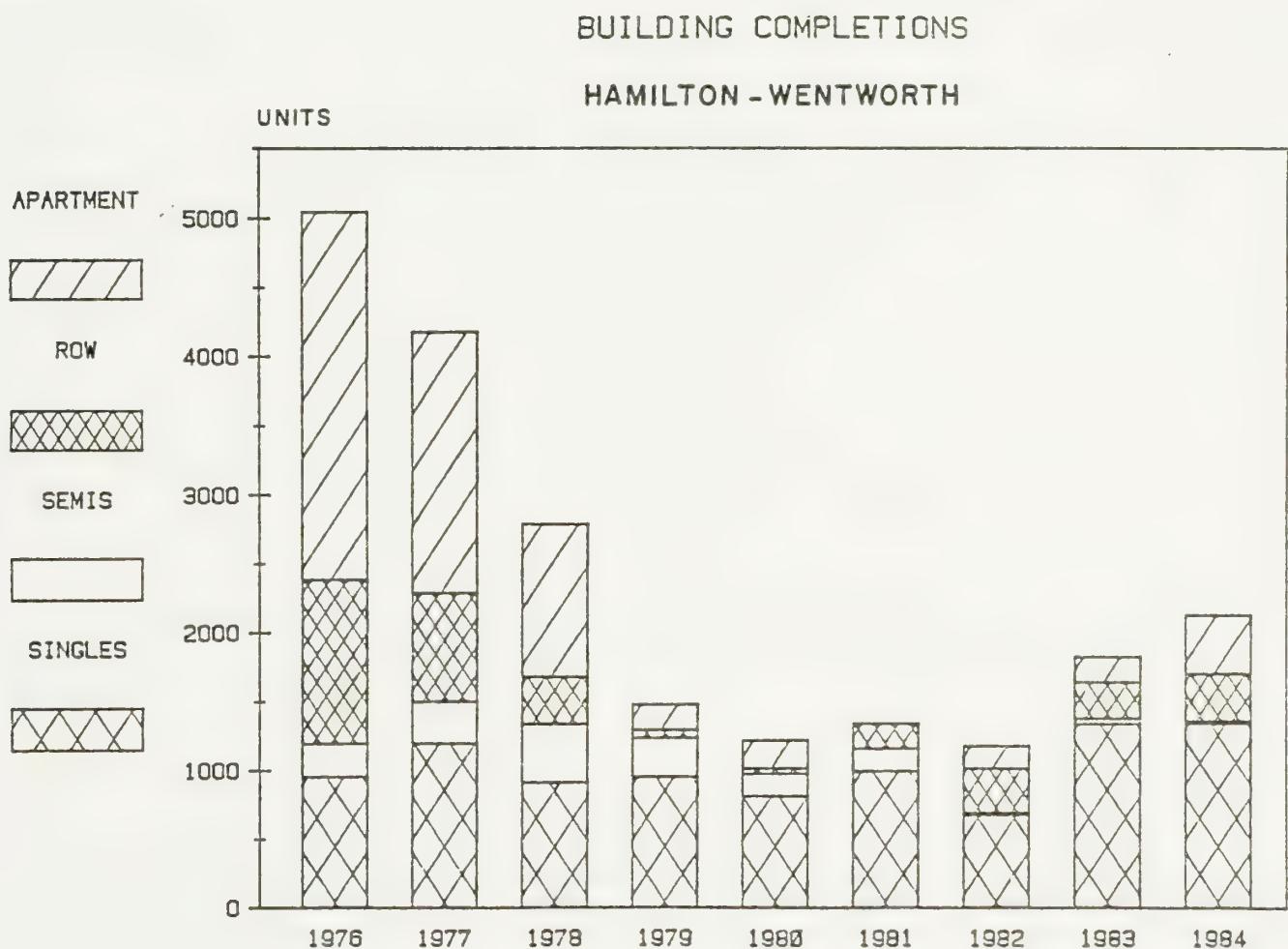
3.0 HOUSING PRODUCTION

3.1 Housing Production by Type

The average annual housing production target for Hamilton-Wentworth is 2,900 housing units, as adopted by Council in April, 1982. Table 3.1 shows the estimated required mix of these new units.

As shown in Figure 3.1, a total of 2,110 new housing units became available for occupancy in 1984. This is a significant increase over the 1,815 units completed in 1983, and is the highest rate of housing production experienced since 1978.

Figure 3.1



Source: Canada Mortgage and Housing Corporation

Table 3.1

1983 PRODUCTION OF HOUSING UNITS

HAMILTON-WENTWORTH

| <u>Unit Type</u> | <u>Estimated Annual Housing Units Target</u> | <u>Completed in 1984*</u> | <u>Percentage of Target</u> |
|------------------|--|-------------------------------|---------------------------------|
| Single Family | 1,508 (52%) | 1,341 (64%) | 89% |
| Semi-detached | 145 (5%) | 12 (1%) | 8% |
| Row | 203 (7%) | 334 (15.8%) | 164% |
| <u>Apartment</u> | <u>1,044 (36%)</u> | <u>423 (20%)</u> | <u>40%</u> |
| Total | 2,900 (100%) | 2,110 (100%) | 73% |

*Source: Canada Mortgage and Housing Corporation

Table 3.1 shows the variations between housing completions in 1984 to the targets set by Council in 1982. Production fell short of targets for every housing type except row units.

3.2 Existing Housing Stock

The estimated 1984 inventory of housing units in Hamilton-Wentworth is shown in Table 3.2. The table shows that Hamilton, Dundas and Stoney Creek offer a complete range of housing types, while the other Area Municipalities contain mainly single family homes.

Table 3.2

HAMILTON-WENTWORTH HOUSING DISTRIBUTION - 1984*

| MUNICIPALITY | SINGLES | SEmis | ROW | APARTMENTS | OTHER | TOTAL | | | | | | |
|--------------|---------|-------|-------|------------|-------|-------|--------|-----|-----|----|---------|------|
| ANCASTER | 4,997 | 96% | 39 | 1% | 84 | 2% | 77 | 1% | 35 | 1% | 5,232 | 100% |
| DUNDAS | 4,899 | 69% | 39 | 1% | 358 | 5% | 1,760 | 25% | 16 | 0% | 7,072 | 100% |
| FLAMBOROUGH | 7,131 | 88% | 37 | 0% | 57 | 1% | 702 | 9% | 208 | 3% | 8,135 | 100% |
| GLANBROOK | 2,898 | 97% | 18 | 1% | 0 | 0% | 59 | 2% | 6 | 0% | 2,981 | 100% |
| HAMILTON | 58,524 | 48% | 4,476 | 4% | 7,057 | 6% | 51,591 | 42% | 516 | 0% | 122,164 | 100% |
| STONEY CREEK | 9,874 | 72% | 454 | 3% | 626 | 5% | 2,590 | 19% | 81 | 1% | 13,625 | 100% |
| TOTAL REGION | 88,323 | 55% | 5,063 | 3% | 8,182 | 5% | 56,779 | 36% | 862 | 1% | 159,209 | 100% |

* ESTIMATED

SOURCE: Planning And Development Department, Regional Planning

3.3 Conclusions - Housing Production

In 1984, the production of new residential units was 27% less than the housing targets established by council. In particular, the construction of apartment units has been substantially below the estimated requirements.

4.0 RESIDENTIAL LOT INVENTORY

The majority of residential land available for development, particularly for single family and semi-detached homes, is within plans of subdivision, although there is additional potential for residential development by means of land severances. In most cases, the construction of row and apartment units occurs on existing blocks of lands where appropriate Official Plan designations and zonings are in place. These lands are not part of this inventory due to the lack of available information. Significant opportunities for row and apartment development outside of registered plans of subdivision presently exists in the Region.

4.1 Plans of Subdivision

Plans of subdivision go through a three stage process before they are ready to be developed. The plans are submitted for consideration, then draft approved with conditions, and are finally registered when conditions are met.

As shown in Table 4.1, in 1984 there was a total of 1,220 lots registered in plans of subdivision, of which 1,166 (96%) were lots for single detached houses. No registrations were recorded for apartment type units in blocks within plans of subdivision and only 24 row units were registered.

Table 4.1

LOTS AND UNITS IN BLOCKS WITHIN PLANS OF SUBDIVISION

| | <u>PROCESSED DURING 1984</u> | | |
|-----------|------------------------------|-----------------------|-----------------------------|
| | <u>REGISTERED</u> | <u>DRAFT APPROVED</u> | <u>UNDER CONSIDERATION*</u> |
| Single | 1,166 | 1,257 | 2,624 |
| Semi | 30 | 384 | 1,016 |
| Row | 24 | 228 | 155 |
| Apartment | 0 | 0 | 515 |
| Total | 1,220 | 1,869 | 4,310 |

Source: Hamilton-Wentworth Planning and Development Department,
Development Division

* As of December 31, 1984

During 1984, 1,869 lots were draft approved compared to 1,721 lots in 1983. As shown in Table 4.2, as of December 31, 1984, there were a total of 3,079 lots in all draft approved plans of subdivision. This compares with 6,696 draft approved lots as of December 31, 1983.

Table 4.2 shows that, based on a target of a two to three year short term supply there is an adequate supply of developable lands. Although there appears to be a shortfall of lands available for apartment construction, sufficient land exists in lands outside of newly registered or draft approved plans of subdivision.

In past years there has been an excess supply of lots available. The December 1984 inventory of 5,003 lots compares with 8,944 in December 1983, 8,427 in June 1982, and 10,426 in December 1981. It now appears that the inventory is in line with established target levels.

There was a total of 4,310 lots in all plans of subdivision under consideration as of December 31, 1984 compared to 4,736 lots in December 31, 1983.

4.2 Vacant Lots in Registered Plans of Subdivision

A number of changes have been made to the base of the vacant lot inventory that has been reported in previous years because of irregularities discovered in the source data. The figures shown in Table 4.2 and 4.3 should be more accurate than comparable figures in previous housing monitoring reports. Therefore, vacant lots figures shown in this report should not be compared to the figures shown in previous reports.

Table 4.2

VACANT LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION

AS OF DECEMBER 31, 1984

| UNIT MIX | VACANT LOTS IN ALL REGISTERED PLANS** | LOTS IN ALL DRAFT APPROVED PLANS | TOTAL SUPPLY | ANNUAL TARGET | YEARS OF SUPPLY |
|-------------|---|--|-----------------|------------------|-----------------------|
| Single | 1,701 | 2,014 | 3,715 | 1,508 | 2.5 |
| Semi | 21 | 414 | 435 | 145 | 3.0 |
| Row | 131 | 586 | 717 | 203 | 3.5 |
| Apartments* | 132 | 65 | 197 | 1,044 | 0.2 |
| Total | 1,985 | 3,079 | 5,064 | 2,900 | 1.7 |

Source: Hamilton-Wentworth Planning and Development Department.

* Note - Only includes lands available in plans of subdivision. Sufficient other lands exist elsewhere.

**Note - As of June 1985

As of December 31 1984, there was a total of 1,985 vacant lots within registered plans of subdivision, of which 86% were for singles and semis. As shown in Table 4.3, the majority of lots are developed within five years of registration.

TABLE 4.3

LOTS PRESENTLY VACANT BY DWELLING TYPE IN PLANS OF
SUBDIVISION BY YEAR OF REGISTRATION - HAMILTON-WENTWORTH REGION

| HOUSING MIX | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | TOTAL |
|--------------------------|-------|-------|-------|------|------|-------|------|------|------|-------|--------|
| SINGLE | 20 | 29 | 119 | 14 | 56 | 202 | 169 | 91 | 288 | 646 | 1,634 |
| SEMI | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 21 |
| ROW | 0 | 0 | 0 | 75 | 0 | 24 | 32 | 0 | 0 | 0 | 131 |
| APARTMENTS | 0 | 0 | 0 | 0 | 0 | 132 | 0 | 0 | 0 | 0 | 132 |
| TOTAL | 22 | 29 | 122 | 89 | 56 | 358 | 201 | 91 | 304 | 646 | 1,918 |
| TOTAL REGISTERED IN YEAR | 2,435 | 1,947 | 1,527 | 903 | 759 | 1,039 | 929 | 292 | 895 | 1,220 | 11,946 |
| % VACANT | 3% | 1% | 8% | 10% | 7% | 34% | 22% | 31% | 34% | 53% | 16% |

Source: Hamilton-Wentworth Planning and Development Department.

4.3 Severances

During 1984, there were 307 lots created through severances. Table A.17 in the Appendix shows the historical number of severances by area municipality. There has been a trend of increases in the number of severances granted since 1980.

4.4 Conclusions - Residential Lot Inventory

As of June 31, 1984, there is a potential for 5,064 units available for single family, semi-detached and row homes, and apartments in the Region in vacant registered and draft approved plans of subdivision. In light of the established housing targets, this is a 1.7 year supply of lots (units). There is approximately a three year supply of lots available for units other than apartments.

Based on the average number of dwelling unit completions over the last five years (1,528), there is a three year supply of lots available.

5.0 HOUSING COSTS

The cost of private home ownership is dependent upon both housing prices and mortgage interest rates.

5.1 House Prices

Table 5.1 and 5.2 compare the prices of homes in Hamilton-Wentworth with other Ontario municipalities. The average market value of two sample houses are used as examples.

House 1 is a typical three bedroom, brick bungalow, of 1,200 square feet and is located on a 5,500 square foot serviced lot. House 1 rose \$5,000 (7.7%) from 1983 to 1984, more than the average price of the sampled municipalities during the same period.

Table 5.1

COMPARISON OF HOUSING PRICES IN HAMILTON-WENTWORTH AND OTHER REGIONS

| REGION OR COUNTY | SAMPLE MUNICIPALITY | 1983 HOUSE 1 COST (\$) | 1984 HOUSE 1 COST (\$) | % INCREASE (DECREASE) 1983 - 1984 |
|---------------------|------------------------|------------------------------|------------------------------|---|
| RANK | RANK | RANK | | |
| HAMILTON-WENTWORTH | HAMILTON | 65,000 | 70,000 | 7.7% |
| HALTON | BURLINGTON | 81,000 | 83,000 | 2.5% |
| WELLINGTON | GUELPH | 70,000 | 75,000 | 7.1% |
| WATERLOO | KITCHENER | 71,400 | 77,000 | 7.8% |
| MIDDLESEX | LONDON | 70,500 | 73,500 | 4.3% |
| PEEL | MISSISSAUGA | 97,000 | 99,400 | 2.5% |
| OTTAWA-CARLETON | OTTAWA (AVG.) | 98,900 | 104,250 | 5.4% |
| NIAGARA | ST. CATHARINES | 60,000 | 63,000 | 5.0% |
| TORONTO | (CENTRAL) | 115,000 | 118,000 | 2.6% |
| AVERAGE | | 80,978 | 84,794 | 4.7% |

SOURCE: Royal Trust, Survey of House Prices, January 1983 & 1984

House 2 is a typical four bedroom, two-story, brick building of 2,000 square feet, on a 6,500 square foot serviced lot. House 2 rose \$7,500 (7.2%) from 1983 to 1984. The average price of the sampled municipalities rose by 5.4% during this same period.

Table 5.2

COMPARISON OF HOUSING PRICES IN
HAMILTON-WENTWORTH AND OTHER REGIONS

| <u>REGION OR COUNTY</u> | <u>SAMPLE MUNICIPALITY</u> | 1983 HOUSE 2 COST (\$) | RANK | 1984 HOUSE 2 COST (\$) | RANK | % INCREASE (DECREASE) 1983 - 1984 |
|-----------------------------|--------------------------------|------------------------------|----------|------------------------------|----------|---|
| HAMILTON-WENTWORTH | HAMILTON | 104,500 | 6 | 112,000 | 6 | 7.2% |
| HALTON | BURLINGTON | 132,000 | 3 | 130,000 | 3 | (-1.5%) |
| WELLINGTON | GUELPH | 110,000 | 5 | 118,000 | 5 | 7.3% |
| WATERLOO | KITCHENER | 93,600 | 9 | 105,000 | 8 | 12.2% |
| MIDDLESEX | LONDON | 97,000 | 7 | 104,000 | 9 | 7.2% |
| PEEL | MISSISSAUGA | 126,000 | 4 | 129,000 | 4 | 2.4% |
| OTTAWA-CARLETON | OTTAWA (AVG.) | 144,500 | 2 | 148,000 | 2 | 2.4% |
| NIAGARA | ST. CATHARINES | 95,000 | 8 | 110,000 | 7 | 15.8% |
| <u>TORONTO</u> | <u>(CENTRAL)</u> | <u>210,000</u> | <u>1</u> | <u>216,000</u> | <u>1</u> | <u>2.9%</u> |
| AVERAGE | | 123,622 | | 130,292 | | 5.4% |

Source: Royal Trust, Survey of House Prices, December 1983 & 1984.

In 1984, the Hamilton market experienced strong increases in housing prices. In particular, "lower market" housing has increased significantly. However, Hamilton's ranking in comparison to housing prices in the other municipalities has not changed. Hamilton continues to provide relatively lower cost housing than in other municipalities. Price increases in 1984 can be seen as an adjustment or "catch-up" period as Hamilton has experienced lower than average housing price increases in 1983.

Table 5.3 and 5.4 show the total number of residential housing sales and the average value of the sales in Hamilton-Wentworth in 1984. The highest number of new single family and semi-detached sales were in Stoney Creek. However, Hamilton had the highest number of single family and semi-detached resale housing, as well as the highest sales in the other dwelling type categories. A total of 7,588 residential sales represents a turnover of 4.8% of the total housing inventory. The highest average costs for new and resale single and semi-housing were in Ancaster and Flamborough. Hamilton had the lowest cost housing. The total value of all residential properties sold in Hamilton-Wentworth in 1984 was \$887,900,933.

Table 5.3

TOTAL NUMBER OF RESIDENTIAL HOUSING SALES - 1984

| | SINGLES AND SEMIS NEW DWELLINGS | SINGLES AND SEMIS RESALES | SINGLES AND SEMIS TOTAL* | ROW CONDONIUMS* | WHOLE BUILDING | APARTMENT CONDONIUMS* | TOTAL ALL SALES* |
|--------------|---------------------------------------|---------------------------------|--------------------------------|--------------------|-------------------|--------------------------|------------------------|
| ANCASTER | 167 | 229 | 404 | 20 | 0 | 0 | 424 |
| DUNDAS | 31 | 217 | 256 | 33 | 3 | 18 | 310 |
| FLAMBOROUGH | 99 | 283 | 394 | 6 | 0 | 0 | 400 |
| GLANBROOK | 1 | 107 | 110 | 0 | 0 | 0 | 110 |
| HAMILTON | 280 | 3,885 | 4,701 | 447 | 68 | 102 | 5,346 |
| STONEY CREEK | 319 | 451 | 876 | 25 | 1 | 46 | 998 |
| TOTAL REGION | 897 | 5,172 | 6,741 | 531 | 72 | 166 | 7,588 |

SOURCE: TEELA - Land Registry Office

* NOTE: Contains new dwellings, resales, multiple sales and not true value sales.

Table 5.4

AVERAGE VALUE (IN \$) OF RESIDENTIAL HOUSING SALES - 1984

| | SINGLES AND SEMIS NEW DWELLINGS | SINGLES AND SEMIS RESALES | SINGLES AND SEMIS TOTAL* | ROW CONDONIUMS* | WHOLE APARTMENT BUILDING* | APARTMENT CONDONIUMS* | TOTAL ALL SALES* |
|--------------|---------------------------------------|---------------------------------|--------------------------------|--------------------|---------------------------------|--------------------------|------------------------|
| ANCASTER | 124,763 | 96,600 | 107,277 | 83,300 | N.A. | N.A. | 106,146 |
| DUNDAS | 108,109 | 79,692 | 82,047 | 48,867 | N.A. | 54,024 | 87,930 |
| FLAMBOROUGH | 119,083 | 90,458 | 95,934 | N.A. | N.A. | N.A. | 94,495 |
| GLANBROOK | 97,500 | 67,907 | 67,731 | N.A. | N.A. | N.A. | 67,731 |
| HAMILTON | 91,660 | 52,522 | 52,354 | 39,375 | 442,826 | 68,493 | 56,476 |
| STONEY CREEK | 90,066 | 75,681 | 78,196 | 41,003 | 2,137,052 | 54,033 | 76,350 |
| TOTAL REGION | 100,858 | 60,027 | 62,930 | 41,145 | 498,864 | 62,917 | 65,317 |

SOURCE: TEELA - Land Registry Office

* NOTE: Contains new dwellings, resales, multiple sales and not true value sales.

5.2 Housing Costs

Mortgage interest rates varied considerably in 1984 with rates ranging from 11.8% to 14.8%. By the end of 1984 interest rates appeared to be stabilizing and finished at 12.5%.* Interest rates in December 1983 were also at 12.5%.

However, higher housing prices in 1984 have increased the home ownership costs. Based on the December 1984 cost, a 15% down payment, a mortgage rate of 12.5%* amortized over 25 years and taxes of \$1,160 a year for house one and \$1,480 for house two, the monthly carrying costs were \$744 for house one and \$1,159 for house two.

This represents an increase of \$74 per month for house one and \$114 per month for house two over the carrying costs in December 1983.

5.3 Conclusions - Housing Costs

Compared to the sampled municipalities, housing prices in Hamilton-Wentworth remain relatively inexpensive. However, price increases for 1984 were higher in Hamilton-Wentworth than in other Ontario municipalities. This has increased the costs of home ownership.

* Source: Canada Mortgage and Housing Corporation - Canadian Housing Statistics, "Mortgage Rates Quoted By Industry Leaders" December 1984.

6.0 HOUSING RENEWAL

The rehabilitation of existing housing offers opportunities to strengthen the quality of the Region's housing stock. This is a cost effective and energy efficient method of providing accommodation. Rehabilitation also offers home owners the opportunity to improve the quality of their own homes.

6.1 Housing Renewal Programs

There are several assistance programs available for home owners who want to upgrade their homes or undertake maintenance required to meet health and safety standards:

- o In the past the majority of funding for housing renewal has come from the Ontario Home Renewal Program (O.H.R.P.) which offers loans and/or grants to homeowners in order to rehabilitate their homes up to the levels specified in the property standards by-law.

In 1983, the province withdrew additional funding from the program. Municipalities can continue to administer the program from funds received from loan repayments made in previous years.

- o In 1984, 221 housing units in the City of Hamilton received funds totalling \$743,750 under the (R.R.A.P.) Federal, Residential Rehabilitation Assistance Program. This is an increase of 2 units over the 1983 figures.
- o The City of Hamilton currently operates the Hamilton Rehabilitation Program (H.R.P.). During 1984, 4 homeowners received loans totalling \$12,451 under the program.
- o A number of other programs providing housing renewal assistance also exist. They include:
 - The Hamilton Handicapped Program in the City of Hamilton, designed to provide loans and grants for the adoption of housing units for the physically disabled. Funding for 14 units totalling \$63,841 was committed under this program in 1984.
 - Various programs under the Building Rehabilitation and Improvement Campaign which provides funds for the rehabilitation and restoration of buildings with historical and/or architectural merit.

- Two demonstration projects made available to only four municipalities in Ontario (including Hamilton), Add-A-Unit is designed to provide funds for the conversion of single family housing into legal duplexes. Conserve-A-Unit provides funds for the rehabilitation of apartment units. In 1984, 2 units received a total of \$59,725 under the Add-A-Unit program in Hamilton. A total of 117 units received loans totalling \$484,413 in Hamilton in 1984 under the Conserve-A-Unit Program.
- The Convert-to-Rent Program is open to all municipalities and offers funds to assist owners to convert non-residential properties into rental residential units. In 1984, 15 units in Hamilton received grants totalling \$105,000 under the Convert-to-Rent program. Applications for assistance are currently under consideration in Dundas.

Table 6.1

O.H.R.P. LOANS BY MUNICIPALITY

| <u>MUNICIPALITY</u> | <u>APPROVED LOANS</u> | | | <u>VALUE</u> | | |
|---------------------|-----------------------|-------------|-------------|--------------|-------------|-------------|
| | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> |
| ANCASTER | 4 | 2 | 6 | \$ 15,344 | \$ 6,460 | \$ 23,940 |
| DUNDAS | 4 | 5 | N/A | \$ 25,376 | \$ 32,563 | N/A |
| FLAMBOROUGH | 5 | 0 | 0 | \$ 30,310 | 0 | 0 |
| GLANBROOK | 3 | 1 | 3 | \$ 20,981 | \$ 7,500 | \$ 10,173 |
| HAMILTON | 90 | 67 | 42 | \$318,262 | \$279,706 | \$102,053 |
| STONEY CREEK | 7 | 6 | 11 | \$ 33,110 | \$ 5,108 | \$ 33,834 |
| REGION | 113 | 81 | N/A | \$443,390 | \$331,337 | N/A |

Source: Area Municipalities, Clerks' Departments

N/A: Not available

6.2 Private Housing Renewal Initiatives

Table 6.2 shows the number and value of building permits issued by municipality for housing improvements. It should be noted that many other housing improvements are made that do not require the issuance of a building permit. Improvements reserving assistance under the previously listed renewal assistance programs are also included in Table 6.2.

In 1983, a total of 3,274 permits were issued with a value of \$11,644,485.

BUILDING PERMITS FOR HOUSING RENEWAL - 1984

- PERMITS ISSUED (\$ VALUE)

| | <u>Singles</u> | <u>Semis</u> | | <u>Row/Apartment</u> | | <u>Total</u> |
|--------------|---------------------|-----------------------|----------------|----------------------|---------------|-----------------------|
| Ancaster | 68 (\$ 783,425) | - | | - | 68 | (\$ 783,425) |
| Dundas | 310 (\$1,247,262) | - | | - | 310 | (\$1,247,262) |
| Flamborough | 169 (\$1,417,901) | - | | - | 169 | (\$1,417,901) |
| Glanbrook | 50 (\$ 364,500) | - | | - | 50 | (\$ 364,500) |
| Hamilton | 3,131 (\$8,035,454) | 13 (\$52,308) | 59 (\$847,049) | 3,203 | (\$8,934,811) | |
| Stoney Creek | 136 (\$ 874,360) | - | - | - | 136 | (\$ 874,360) |
| Total | 3,864 | (\$12,272,902) | 13 | (\$52,308) | 59 | (\$847,049) |
| | | | | | 3,936 | (\$13,622,259) |

Source - Area Municipalities, Building Departments

6.3 Conclusions - Housing Renewal

With the withdrawal of funding from the O.H.R.P., opportunities for housing renewal assistance in the Region have declined. In spite of this, housing improvements have increased nearly 20% over the past year.

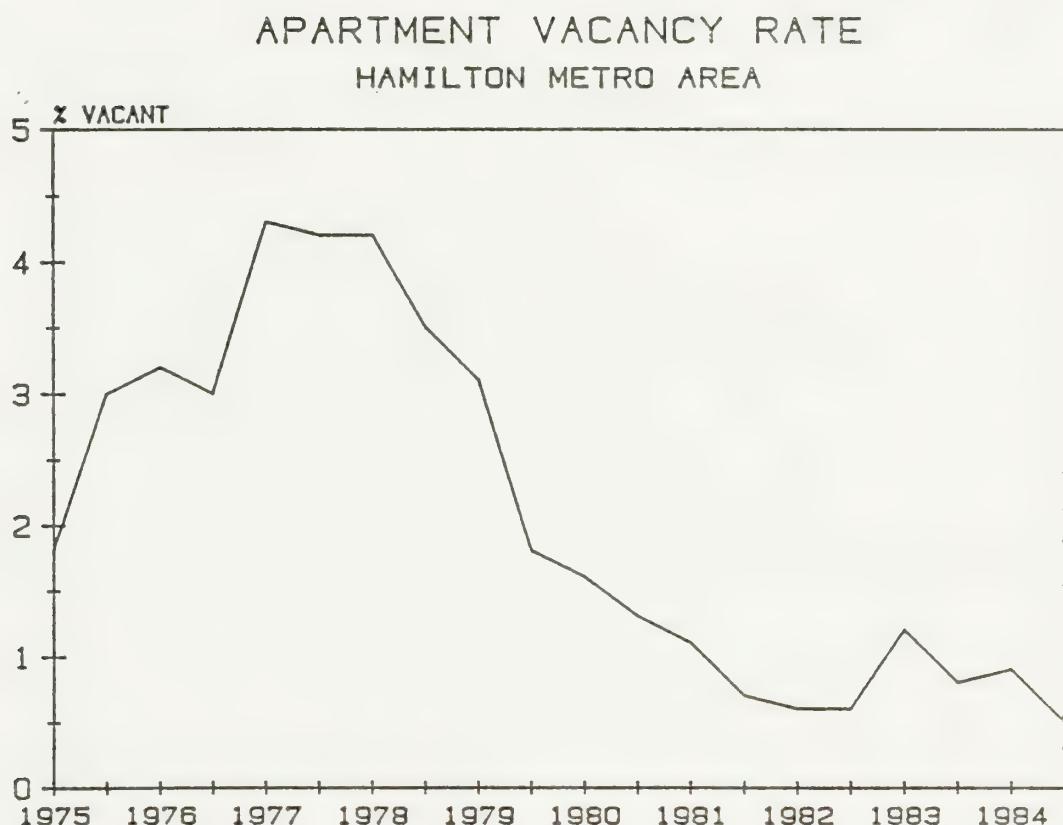
7.0 THE RENTAL HOUSING SECTOR

In 1984, 376 rental apartment units were completed in the Region compared to 150 in 1983. A total of 294 rental row housing units were completed in 1984 compared to 238 in 1983.

7.1 Rental Housing Vacancy Rates

As of October, 1984, the vacancy rate for apartments in buildings with six or more units in the Hamilton Census Metropolitan Area was 0.5%. (Figure 7.1). The rise in apartment vacancy rates in 1983 has not been sustained, and vacancy rates are equal to the lowest level recorded since 1974.

Figure 7.1



Source: Canada Mortgage and Housing Corporation, Apartment Vacancy Surveys, October, and April.

As shown in Page A.19 in the appendix, in October of 1984 vacancy rates in all of the area municipalities were low with vacancy rates of 0.7% or less.

Table 7.1 shows that the vacancy rate, for units in row housing in the Region in October, 1984 was also low (0.3% compared to 0.9% in 1983).

Table 7.1

Vacancy Rates of Townhouses
Hamilton-Wentworth

| | <u>TWO BEDROOM</u> | <u>THREE BEDROOM</u> | <u>FOUR OR MORE BEDROOM</u> | <u>TOTAL</u> |
|-----------|------------------------|--------------------------|---------------------------------|--------------|
| Oct. 1983 | 1.2% | 0.8% | 0.0% | 0.9% |
| Oct. 1984 | 0.0% | 0.3% | 0.0% | 0.3% |

Source: Canada Mortgage and Housing Corporation.

7.2 Cost of Rental Accommodation

Table 7.2 shows the average rent paid for various apartment units in Hamilton-Wentworth. The rental increases in 1984 for one and two bedroom units were higher than the rate increase permitted by rent control legislation (6%).

The rent increases for one and two unit types were above the 4.4% rate of the change in the consumer price index during 1984, as well as above the 3.7% rise in the housing component of the C.P.I. However, they were lower than the 5.0% increase in the rental accommodation component of the C.P.I.

Table 7.2

AVERAGE APARTMENT RENTS

HAMILTON-WENTWORTH*

| <u>APARTMENT TYPE</u> | <u>Oct. 1982</u> | <u>Oct. 1983</u> | <u>% INCREASE</u> | <u>Oct. 1984</u> | <u>% INCREASE**</u> |
|------------------------|----------------------|----------------------|-----------------------|----------------------|-------------------------|
| Bachelor | \$205 | \$226 | 11.2 | \$235 | 3.8 |
| One Bedroom | \$261 | \$275 | 3.7 | \$296 | 7.6 |
| Two Bedrooms | \$315 | \$335 | 6.2 | \$358 | 6.9 |
| Three or More Bedrooms | \$386 | \$410 | 5.5 | \$425 | 3.7 |

*Includes Grimsby

Source: Canada Mortgage and Housing Corporation,
Rental Apartment Vacancy Surveys, (October)

Table 7.3

AVERAGE RENTS FOR TWO BEDROOM APARTMENTS (\$)

| <u>MUNICIPALITY</u> | <u>OCT. 1982</u> | <u>OCT. 1983</u> | <u>% INCREASE</u> | <u>OCT. 1984</u> | <u>% INCREASE</u> |
|---------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|
| Ancaster) | | | | | |
| Flamborough) | 310 | 332 | 7.1 | 352 | 6.0 |
| Glanbrook) | | | | | |
| Dundas | 362 | 394 | 8.8 | 425 | 7.9 |
| Hamilton | 314 | 332 | 5.7 | 356 | 7.2 |
| Stoney Creek | 290 | 309 | 6.6 | 327 | 5.8 |

Source: Canada Mortgage and Housing Corporation

Table 7.3 shows rental rates for two bedroom apartments by municipality. The table shows that two bedroom units in Dundas have continued to be the most expensive in the Region and that Dundas has also experienced the largest increase in rental rates.

Table 7.4 compares the rental costs of a two bedroom apartment in Hamilton-Wentworth with other Ontario Municipalities. The table clearly shows that rental accommodation in Hamilton is less expensive than in other major urban centres in Ontario.

Table 7.4

COMPARISON OF AVERAGE RENTS FOR TWO BEDROOM APARTMENTS
IN HAMILTON-WENTWORTH AND OTHER REGIONS

| <u>REGION OR COUNTRY</u> | <u>SAMPLE MUNICIPALITY</u> | <u>AVERAGE RENT</u> | <u>RANK</u> | <u>VACANCY RATE</u> |
|------------------------------|--------------------------------|-------------------------|-------------|-------------------------|
| HAMILTON-WENTWORTH | HAMILTON | \$356 | 9 | 0.7% |
| HALTON | BURLINGTON | \$423 | 4 | 0.1% |
| WELLINGTON | GUELPH | \$398 | 5 | 0.2% |
| WATERLOO | KITCHENER | \$368 | 8 | 0.3% |
| MIDDLESEX | LONDON | \$395 | 6 | 1.0% |
| PEEL | MISSISSAUGA | \$503 | 2 | 1.7% |
| OTTAWA-CARLETON | OTTAWA | \$475 | 3 | 0.3% |
| NIAGARA | ST. CATHARINES | \$376 | 7 | 0.8% |
| METRO TORONTO | TORONTO | \$531 | 1 | 0.6% |
| AVERAGE | | \$425 | | 1.9% |

Source: Canada Mortgage and Housing Corporation, October 1984.

Table 7.5 shows the average rent for row house units in the Region in October 1984. The rental cost of row housing is relatively low. This may be due to the large inventory of assisted row units.

The increase in rental costs of two and four bedroom townhouses since October 1983 were fairly high at 10.6% and 6.5% respectively. However, the majority (66%) of the townhouse units available are three bedroom units which experienced a low average rate change of 2.5%.

Table 7.5

Average Rents of Townhouses
Hamilton-Wentworth

| | <u>TWO BEDROOM</u> | <u>THREE BEDROOM</u> | <u>FOUR OR MORE BEDROOMS</u> |
|-----------|------------------------|--------------------------|----------------------------------|
| Oct. 1983 | \$ 350 | \$ 447 | \$ 505 |
| Oct. 1984 | \$ 387 | \$ 458 | \$ 538 |
| % Change | 10.6% | 2.5% | 6.5% |

Source: Canada Mortgage and Housing Corporation

7.3 Condominium Conversions

On September 6, 1983, Regional Council adopted Amendment No. 6 to the Official Plan of the Hamilton-Wentworth Planning Area. The amendment added the following policies to the Regional Official Plan:

Policy 8.14

"To consider the conversion of rental housing in projects with six or more units to condominium or equity cooperative tenure as premature and not in the public interest unless the rental vacancy rate in the Area Municipality in which the conversion is proposed exceed 2%. Further, no conversion will be allowed which will lower the vacancy rate below 2%".

Policy 8.15

"To encourage Area Municipalities to establish appropriate guidelines to evaluate condominium and equity cooperative conversions once the vacancy rate exceeds 2%".

The vacancy rate for projects with six or more units in October 1984, by municipality is shown in Page A.19 in the Appendix. As of October, the apartment vacancy rate in all of the Area Municipalities was less than 2%. The vacancy rate for rental row housing in October 1984, by municipality is shown in Page A.19 in the Appendix. As of October, the row housing vacancy rate in all of the Area Municipalities was also less than 2%.

7.4 Conclusions - The Rental Housing Sector

Vacancy rates for rental housing have remained low. At the same time, rental rates for apartment units have increased at a higher rate than the general rate of inflation. This indicates that there is likely a demand for additional rental housing. However, at the present time, it appears that rent review regulations and the high cost of land make the construction of new apartment buildings uneconomical.

There is little the Region can do to encourage new apartment construction; a more than adequate supply of sites for new rental buildings already exists in the Region.

Although rental rates continue to rise, rates in the Region remain relatively inexpensive, particularly when compared to other municipalities in the Province, and the costs of home ownership (Section 5.0).

At the present time, no conversions of rental housing to condominium projects with six or more units will be considered in any of the Area Municipalities in the Region.

8.0 ASSISTED HOUSING

The field of assisted housing is complicated due to the variety of agencies and programs involved. All levels of government, as well as a number of private agencies, play a role in the provision of assisted housing.

8.1 Inventory of Existing Stock

Table 8.1 shows the number of subsidized housing units provided and administered through a number of existing programs.

The figures in this table include "low market rent" units in the figures listed for the "private non-profit" and "limited dividend" programs. "Low market rent" units are units in which the rent is set at the lower end of rents typically received by similar private open market units in similar areas. These units are available to "moderate" income families. Approximately 15% of the limited dividend units, 75% of the senior private non-profit units, and 85% of the family private non-profit units are low market rent units. The remainder of the units are rent geared-to income. These are units targeted for "low" income families and rents are set at 25% of the gross family income.

In 1984, there was a net increase of 255 units to the inventory, compared to an increase of 356 units in 1983. Of the 263 units in projects that received funding commitments from Canada Mortgage and Housing Corporation in 1984; 46 were cooperative units for families, 2 were cooperative units for the handicapped, 29 were non-profit units for seniors, 179 were non-profit units for families and 7 were non-profit units for the handicapped. These new projects will contain both rent geared-to-income and market rent units.

The number of rent geared-to-income units in private non-profit housing projects vary considerably. In addition, since tenant selection is the responsibility of the group sponsoring the project, the rent geared-to income units that are provided may not be assigned to those with the greatest need.

Under the Rent Supplement Program, private landlords are subsidized by the Federal and Provincial Governments to make available rental accommodation to low income families and seniors on a rent geared-to-income basis. Up to 25%

Table 8.1

1984 INVENTORY OF SUBSIDIZED UNITS*

HAMILTON-WENTWORTH

AS OF DECEMBER 31, 1984

| <u>PROGRAM</u> | <u>FAMILIES</u> | <u>SENIORS</u> | <u>HANDICAPPED</u> | <u>TOTAL</u> |
|-----------------------------|-----------------|----------------|--------------------|---------------|
| Ontario Housing Corporation | 2,002 | 3,142 | 21 | 5,165 |
| Rent Supplement | 299 | 88 | 3 | 390 |
| Private Non-Profit | 1,520 | 1,311 | 96 | 2,927 |
| Limited Dividend | 1,283 | 0 | 0 | 1,283 |
| Co-operative | 693 | 0 | 17 | 710 |
| Municipal Non-Profit | <u>0</u> | <u>59</u> | <u>2</u> | <u>61</u> |
| TOTAL | 5,797 | 4,600 | 139 | 10,536 |

*Note: Includes units for which funding has been committed in 1984. Individual figures may not add to totals shown since 50 units are funded under more than one program.

Source: Ontario Housing Corporation, Hamilton-Wentworth Housing Authority, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing

of the units in a project may be designated as Rent Supplement Units. Under the program, the landlord requests funding from the Ministry of Housing for rent supplement units. The landlord will be paid the difference between the reduced rent and the full rent by the Province.

In the mid-seventies, when the vacancy rate was high, landlords used this program to fill their buildings. Now that the vacancy rate is low, landlords can fill their buildings without any problems and are opting out of the program. There are few new buildings where landlords would find it desirable to participate in the program.

In 1984, 28 rent supplement units were withdrawn from the rent supplement program. This was offset by the addition of 15 units to the inventory for a net loss of 13 units. In the next several years, a number of units currently available under the rent supplement program, will be lost as they are reverted back to the private market.

This loss of rent supplement units is serious since all rent supplement units are rent-gearied-to-income and are drawn from the housing authority's waiting lists which are ranked on the basis of need.

Maps showing the number of family, senior and handicapped housing units by the Planning Divisions in Hamilton-Wentworth are provided in Pages A.24 to A.26 in the Appendix.

The maps show that a large number of assisted family units are concentrated in the east end of Hamilton. Assisted senior and handicapped units are concentrated in central lower Hamilton.

8.2 Municipal Non-Profit Housing Programs

Four of the area municipalities in Hamilton-Wentworth (Dundas, Glanbrook, Hamilton and Stoney Creek) have established municipal non-profit housing corporations. As of the end of 1984 Glanbrook and Stoney Creek were operating non-profit housing units for seniors. The other municipalities have secured commitments for the funding of units from C.M.H.C. in 1984 or early 1985. Dundas's corporation will operate senior units while Hamilton's will operate family units.

8.3 Need for Assisted Housing

As shown in Table 8.2, as of December, 1984, there was a total of 690 names on the Hamilton-Wentworth Housing Authority's waiting list for households requesting assisted housing. This is a decline of 21% over 1983 figures. The number of seniors on the waiting list has substantially declined since 1982.

Table 8.2

APPLICANTS ON WAITING LISTS FOR ASSISTED HOUSING

| | DECEMBER 1982 | DECEMBER 1983 | DECEMBER 1984 |
|-------------|------------------|------------------|------------------|
| Seniors | 140 | 73 | 58 |
| Families | 720 | 721 | 539 |
| Handicapped | 109 | 82 | 93 |
| TOTAL | 969 | 876 | 690 |

Source: Hamilton-Wentworth Housing Authority

Note: H.W.H.A. "handicapped" classification containing both physical and mentally handicapped.

The number of families on the waiting list has also declined, although there is still a substantial (539) number on the list. (The waiting list for the area municipalities is shown on Page A.28 in the Appendix).

Although the Housing Authority waiting lists are not accurate indicators of need, they do reflect the magnitude of the need for housing assistance.

8.4 Regional Shelter Assistance

In addition to the assisted housing programs, other programs exist to provide funds for shelter assistance. In December 1984, some 4,263 Shelter Shortfall and Shelter Subsidy cheques totalling \$284,218 were issued to recipients of General Welfare Allowance by the Regional Department of Social Services. This is an increase of 419 cheques since December, 1983. The Shelter Subsidy Program provides funds up to a maximum of \$155 per family, depending on household make-up, rents and heating costs. This sum is subsidized 20% by the Region.

In addition, the Supplementary Shelter Allowance program provides housing funds to recipients of Family Benefit Allowances. The program is administered by the Provincial Ministry of Community and Social Services. The shelter allowances are part of the F.B.A. cheques and vary according to household characteristics, rents paid and heating costs.

8.5 Conclusions - Assisted Housing

It appears that the demand for senior units has been largely met and that the provision of assisted family units must be a priority.

The number of households potentially in need of assistance in the Region is substantial. Although waiting lists have decreased, there are still a large number of families on the Housing Authority's waiting list. The results of the City of Hamilton's housing needs survey indicates a significant demand for assisted units.

The anticipated loss of rent supplement units will likely reduce the supply of rent-geared-to-income assisted housing units in the Region.

APPENDICES

- Page A.1 Population History by Municipality, 1977-1982
- Page A.2 Population History by Age Cohort, Hamilton-Wentworth Region, 1977-1982
- Page A.3 Regional Population Growth Rate, 1970-1982
1982 Actual and Projected Populations
- Page A.4 Annual Rate of Natural Increase, 1973-1982
Annual Rate of Net Migration, 1973-1982
- Page A.5 Age Distribution of Regional Population, 1982
Change in Regional Population by Age Category, 1976-1981
- Page A.6 Change in Regional Population by Planning Division, 1977-1982
- Page A.7 Persons per Occupied Dwelling Unit, 1975-1982
Number of Households by size, 1981
- Page A.8 Persons per Occupied Dwelling by Municipality, 1976-1982
- Page A.9 Dwelling Unit Completions, 1984
- Page A.10 Annual Dwelling Unit Completions, 1976-1984
- Page A.11 Dwelling Unit Building Permits, 1984
- Page A.12 Dwelling Unit Demolition Permits, 1984
- Page A.13 Net Building Activity, 1984
- Page A.14 Construction Activity, 1984
- Page A.15 Residential Lots and Units in Blocks in Registered Plans of Subdivision, 1984
- Page A.16 Vacant Lots and Units in Blocks in Registered Plans of Subdivision, 1984
- Page A.17 Residential Lots and Units in Blocks in Plans of Subdivision Draft Approved and Under Consideration by Municipality, 1984
- Page A.18 Residential Lots Created by Land Severance, 1979-1984
- Page A.19 Apartment Vacancy Rate by Municipality, 1984
- Page A.20 Row Housing Vacancy Rate by Municipality, 1984
- Page A.21 Condominium Activity - New Units, 1984

- Page A.22 Condominium Activity - Conversions, 1984
- Page A.23 Inventory of Assisted Housing Units, 1984
- Page A.24 Family Units By Planning Division, 1984
- Page A.25 Senior Units By Planning Division, 1984
- Page A.26 Handicapped Units By Planning Division, 1984
- Page A.27 Commitments for Funding of Assisted Housing, 1984
- Page A.28 Applicatants on the Hamilton-Wentworth Housing Authority Waiting List, 1984

POPULATION HISTORY BY MUNICIPALITY

| <u>MUNICIPALITY</u> | <u>1977</u> | <u>1978</u> | <u>1979</u> | <u>1980</u> | <u>1982</u> |
|---------------------|-------------|-------------|-------------|-------------|-------------|
| ANCASTER | 14,126 | 14,111 | 14,190 | 14,361 | 14,780 |
| DUNDAS | 19,281 | 19,096 | 19,194 | 19,507 | 19,689 |
| FLAMBOROUGH | 23,853 | 23,885 | 23,975 | 24,184 | 24,610 |
| GLANBROOK | 10,034 | 9,924 | 9,910 | 9,721 | 9,549 |
| HAMILTON* | 313,529 | 309,010 | 308,457 | 306,853 | 308,402 |
| STONEY CREEK | 32,200 | 32,922 | 34,610 | 35,877 | 37,613 |
| REGION* | 413,023 | 408,948 | 410,336 | 410,503 | 414,643 |

Source: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development, Regional Planning Division, December figures.

*Figures for Hamilton and the Region have been adjusted to correct a miscount of the student population which has occurred in past years.

POPULATION HISTORY BY AGE COHORT

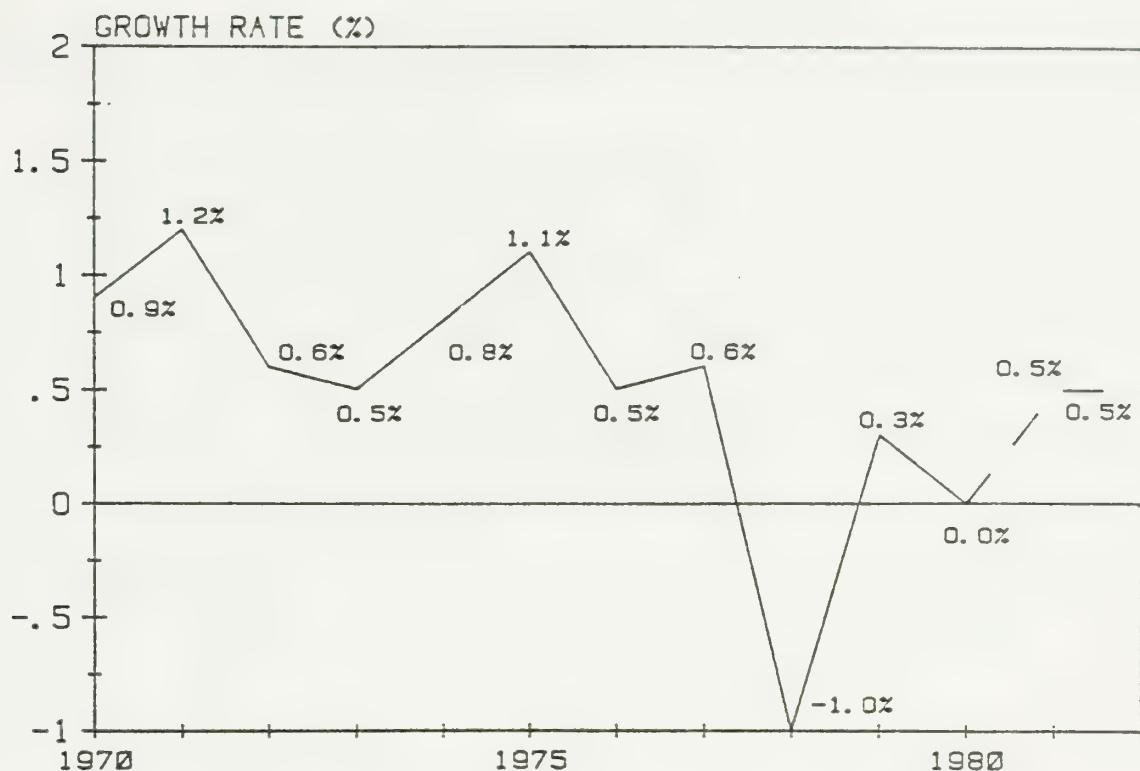
HAMILTON-WENTWORTH REGION

| <u>AGE GROUP</u> | <u>1977</u> | <u>1978</u> | <u>1979</u> | <u>1980</u> | <u>1982</u> |
|------------------|-------------|-------------|-------------|-------------|-------------|
| Under 15 | 90,701 | 86,710 | 83,707 | 81,715 | 79,615 |
| 15 - 24 | 78,173 | 76,877 | 75,986 | 76,169 | 75,218 |
| 25 - 34 | 60,755 | 60,755 | 61,764 | 63,056 | 63,938 |
| 35 - 44 | 44,624 | 44,699 | 44,923 | 45,152 | 48,611 |
| 45 - 54 | 48,873 | 47,806 | 46,642 | 45,521 | 43,712 |
| 55 - 64 | 38,096 | 39,057 | 39,956 | 41,125 | 43,419 |
| 65+ | 40,669 | 41,365 | 43,050 | 43,877 | 45,228 |
| SUB TOTAL | 401,891 | 397,269 | 396,028 | 396,615 | 399,741 |
| AGE UNKNOWN | 11,132 | 11,678 | 14,308 | 13,888 | 14,902 |
| TOTAL | 413,023 | 408,947 | 410,336 | 410,503 | 414,643 |

Source: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development Department, Regional Planning Division, December figures.

TABLE A.3

REGIONAL POPULATION GROWTH RATE



SOURCE: 1970-1974 SEPT. AMMENDED ASSESSMENT. 1977-1980 DEC. AMMENDED ASSESSMENT.

NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED.

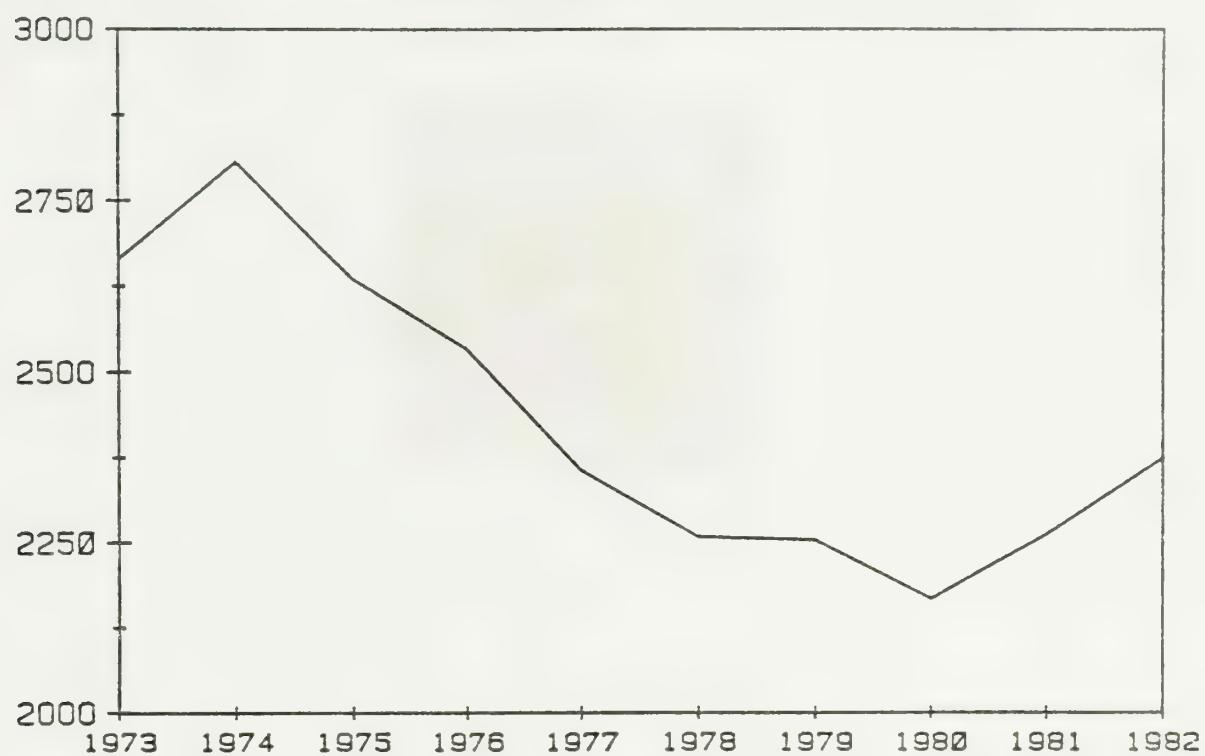
1982 ACTUAL AND PROJECTED POPULATIONSBY MUNICIPALITY

| <u>Municipality</u> | <u>1982 Actual Population</u> | <u>1982 Projected Population</u> | <u>2001 Projected Population</u> |
|---------------------|-------------------------------|----------------------------------|----------------------------------|
| Ancaster | 14,780 | 16,500 | 32,000 |
| Dundas | 19,689 | 19,500 | 20,000 |
| Flamborough | 24,610 | 25,000 | 29,500 |
| Glanbrook | 9,549 | 10,000 | 9,000 |
| Hamilton | 308,402 | 310,000 | 302,000 |
| Stoney Creek | 37,613 | 37,500 | 53,000 |
| | | | |
| TOTAL REGION | 414,643 | 418,000 | 445,000 |

Source: Assessment and Regional Planning and Development Department

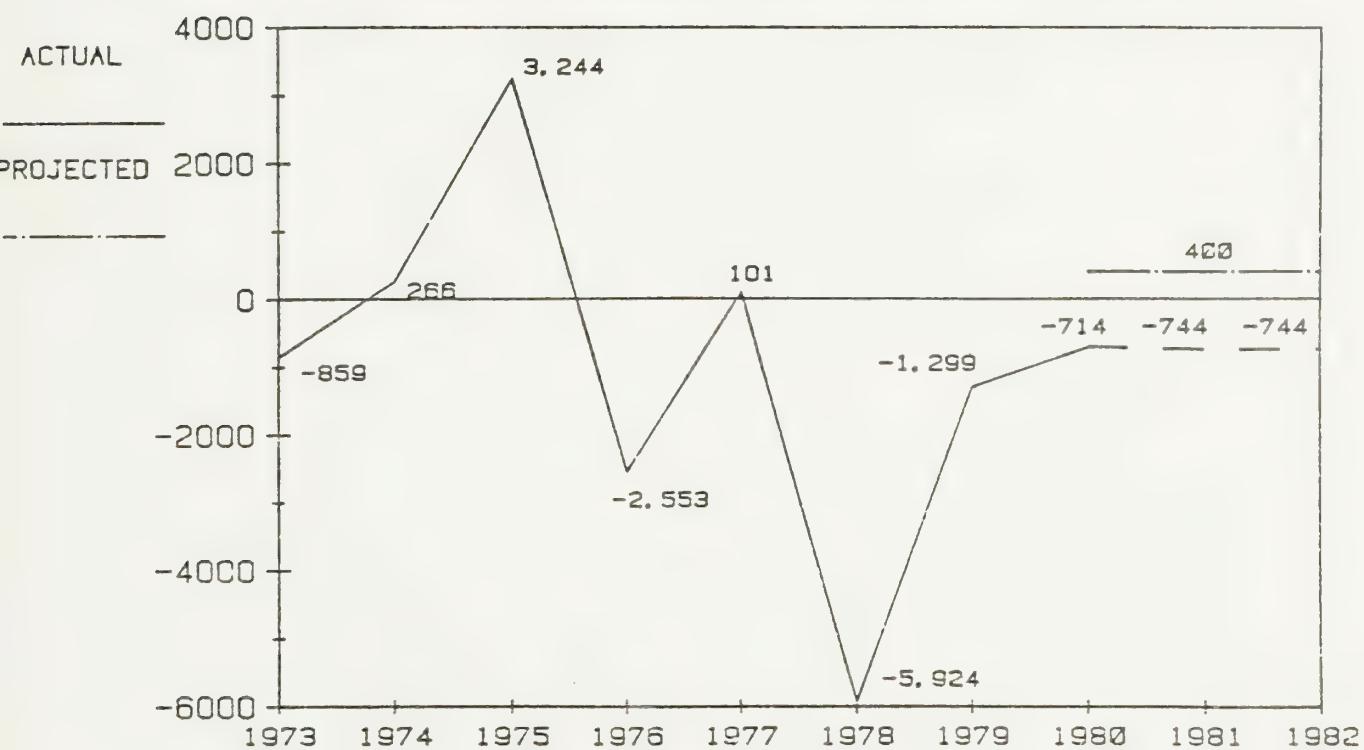
ANNUAL RATE OF NATURAL INCREASE - HAM. -WENT.

SOURCE: REGISTRAR GENERAL



NET MIGRATION - HAMILTON-WENTWORTH 1973-1982

SOURCE: ASSESSMENT AND REGISTRAR GENERAL

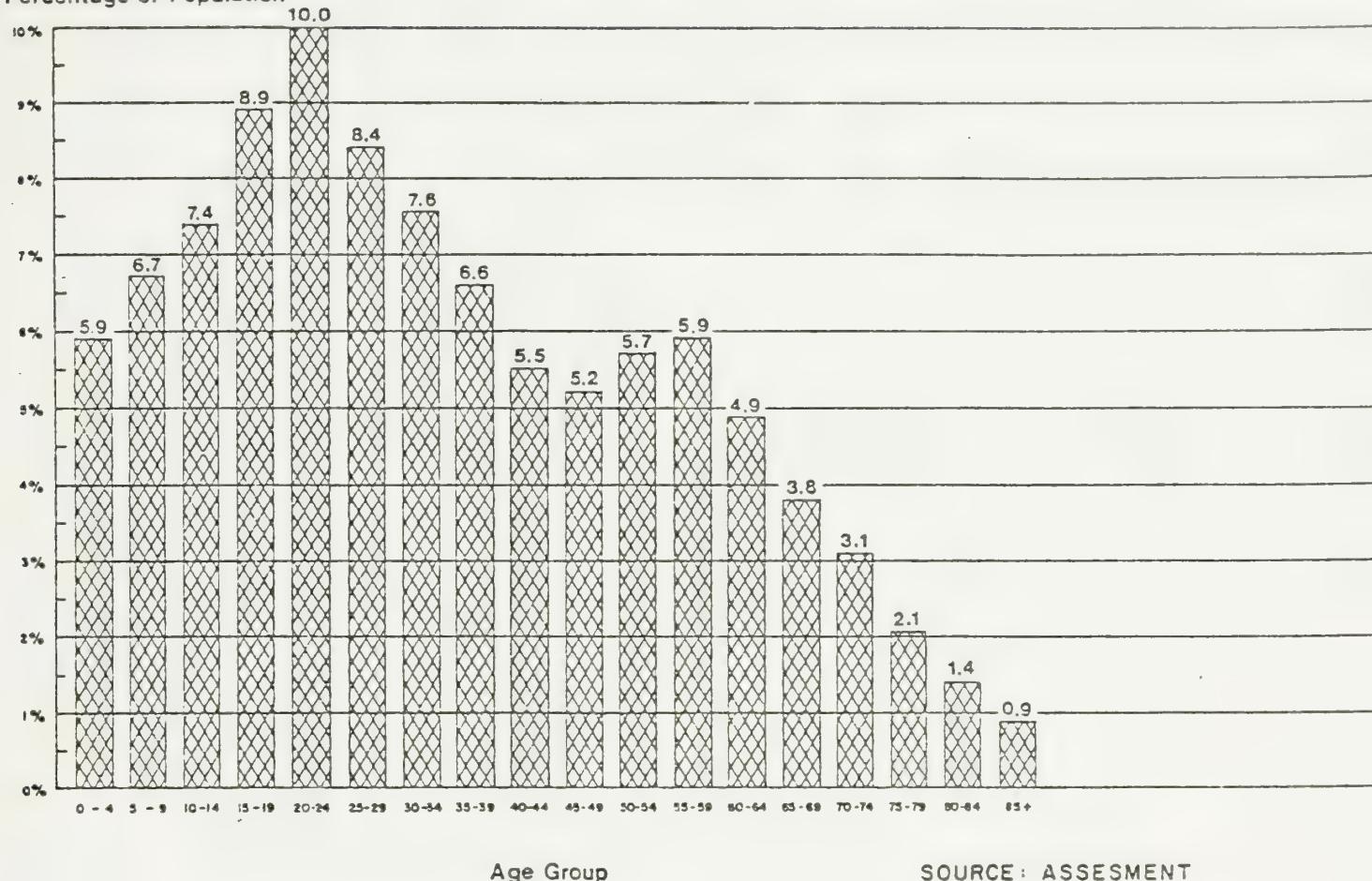


NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED AND ESTIMATED.

TABLE A.5

Age Distribution of Regional Population - 1982

Percentage of Population



Age Group

SOURCE: ASSESSMENT

Change in Regional Population From 1976 – 1981 by Age Category

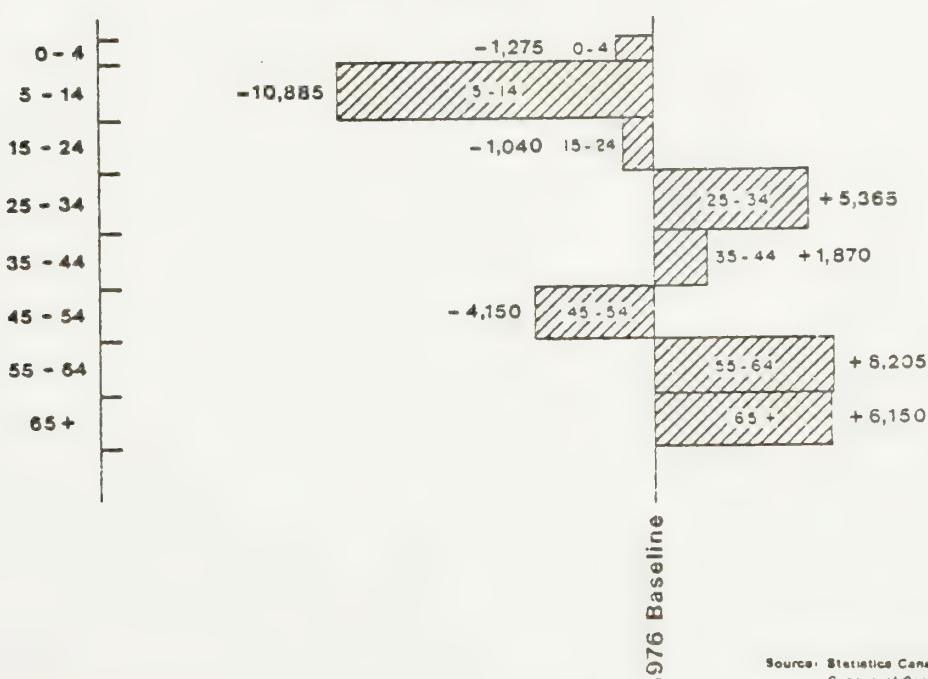


TABLE A.6

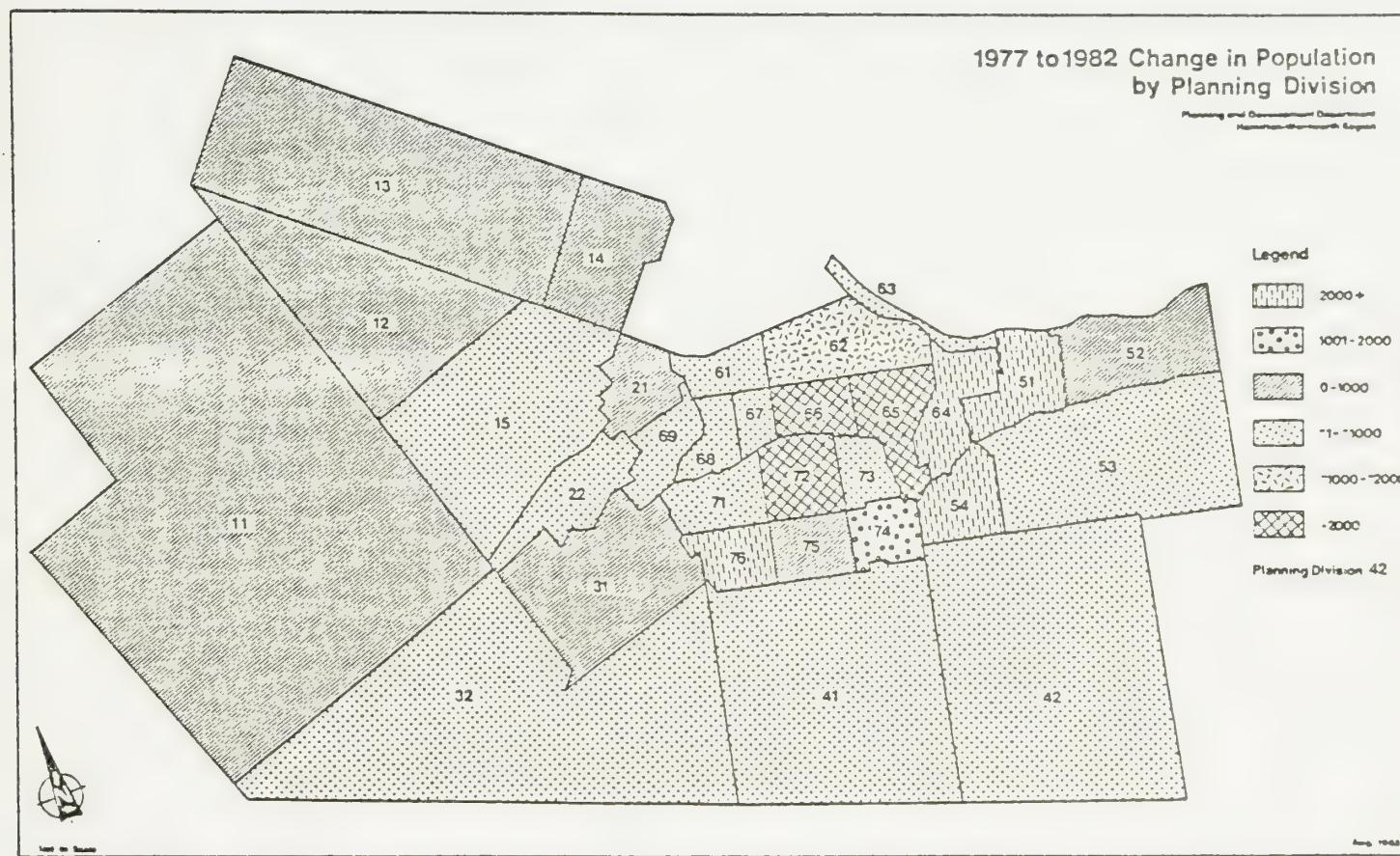
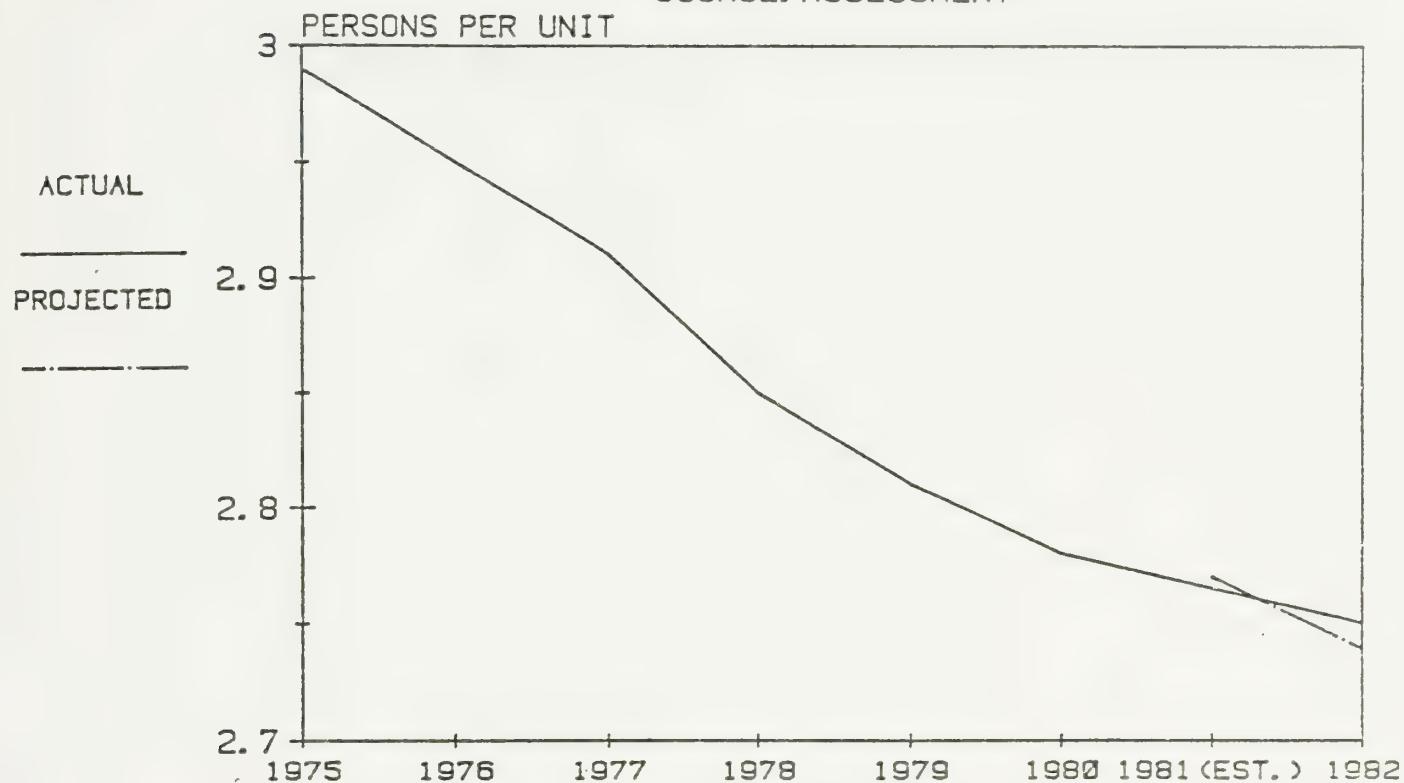


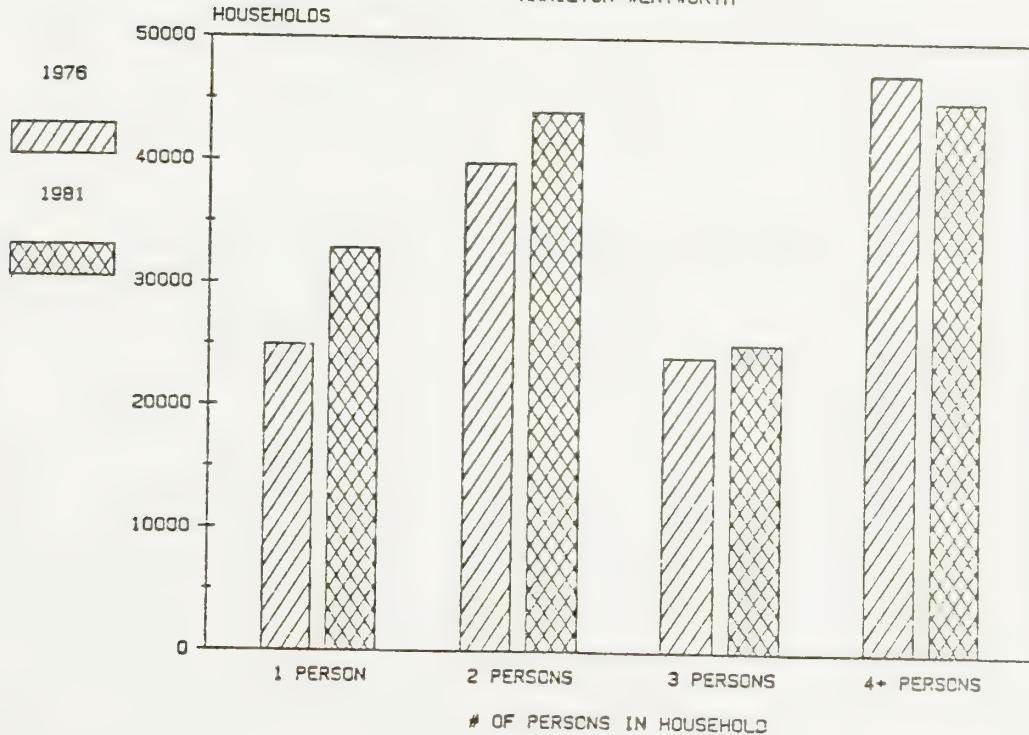
TABLE A.7

PERSONS PER OCCUPIED DWELLING UNIT - REGION
 SOURCE: ASSESSMENT



NUMBER OF HOUSEHOLDS BY SIZE

HAMILTON-WENTWORTH



PERSONS PER OCCUPIED DWELLING UNIT

| <u>MUNICIPALITY</u> | <u>1976</u> | <u>1977</u> | <u>1978</u> | <u>1979</u> | <u>1980</u> | <u>1982</u> |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| ANCASTER | 3.5 | 3.4 | 3.3 | 3.2 | 3.2 | 3.2 |
| DUNDAS | 3.2 | 3.1 | 3.0 | 3.0 | 2.9 | 2.9 |
| FLAMBOROUGH | 3.4 | 3.4 | 3.3 | 3.3 | 3.2 | 3.2 |
| GLANBROOK | 3.6 | 3.5 | 3.5 | 3.4 | 3.3 | 3.3 |
| HAMILTON | 2.9 | 2.8 | 2.8 | 2.7 | 2.7 | 2.6 |
| STONEY CREEK | 3.2 | 3.2 | 3.1 | 3.1 | 3.1 | 3.1 |
| <hr/> | | | | | | |
| TOTAL REGION | 3.0 | 2.9 | 2.9 | 2.8 | 2.8 | 2.8 |

Source: Census Enumeration, Wentworth Regional Assessment,
Ministry of Revenue

DWELLING UNIT COMPLETIONS
JANUARY 1 to DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>SINGLES</u> | <u>SEMIS</u> | <u>ROW</u> | <u>APARTMENTS</u> | <u>TOTAL</u> |
|---------------------|----------------|--------------|------------|-------------------|--------------|
| ANCASTER | 233 | 0 | 29 | 0 | 262 |
| DUNDAS | 53 | 0 | 0 | 0 | 53 |
| FLAMBOROUGH | 166 | 0 | 0 | 30 | 196 |
| GLANDBROOK | 18 | 0 | 0 | 31 | 49 |
| HAMILTON | 408 | 12 | 130 | 362 | 912 |
| STONEY CREEK | 463 | 0 | 175 | 0 | 638 |
| REGION | 1341 | 12 | 334 | 423 | 2,110 |

Source: Canada Mortgage and Housing Corporation

BUILDING ACTIVITY - ANNUAL COMPLETIONSHAMILTON-WENTWORTH REGION

| <u>UNIT MIX</u> | <u>1976</u> | <u>1977</u> | <u>1978</u> | <u>1979</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Single Family | 940 | 1,196 | 907 | 950 | 807 | 996 | 673 | 1,332 | 1,341 |
| Semi detached | 254 | 301 | 418 | 280 | 156 | 161 | 15 | 46 | 12 |
| Row | 1,185 | 790 | 360 | 55 | 52 | 168 | 326 | 249 | 334 |
| Apartments | 2,656 | 1,879 | 1,102 | 187 | 200 | 0 | 162 | 188 | 423 |
| TOTAL | 5,035 | 4,166 | 2,787 | 1,472 | 1,215 | 1,325 | 1,176 | 1,815 | 2,110 |

Source: Canada Mortgage and Housing Corporation

DWELLING UNIT BUILDING PERMITSJANUARY 1 to DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>SINGLES</u> | <u>SEMIS</u> | <u>ROW</u> | <u>APARTMENTS</u> | <u>TOTAL</u> |
|---------------------|----------------|--------------|------------|-------------------|--------------|
| ANCASTER | 221 | 0 | 0 | 54 | 275 |
| DUNDAS | 46 | 0 | 0 | 0 | 46 |
| FLAMBOROUGH | 174 | 2 | 0 | 30 | 206 |
| GLANBROOK | 18 | 0 | 0 | 0 | 18 |
| HAMILTON | 457 | 8 | 166 | 66 | 697 |
| STONEY CREEK | 317 | 152 | 0 | 36 | 505 |
| REGION | 1,233 | 162 | 166 | 186 | 1,747 |

Source: Canada Mortgage and Housing Corporation

DWELLING UNIT DEMOLITION PERMITSJANUARY 1 to DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>SINGLES</u> | <u>SEMIS</u> | <u>ROWS AND APARTMENTS</u> | <u>TOTAL</u> |
|---------------------|----------------|--------------|----------------------------|--------------|
| ANCASTER | 3 | 0 | 0 | 3 |
| DUNDAS | 0 | 0 | 0 | 0 |
| FLAMBOROUGH | 8 | 0 | 0 | 8 |
| GLANBROOK | 3 | 0 | 0 | 3 |
| HAMILTON | 74 | 3 | 1 | 78 |
| STONEY CREEK | 16 | 0 | 0 | 16 |
| REGION | 104 | 3 | 1 | 108 |

SOURCE: Local Building Departments

NET BUILDING ACTIVITY *JANUARY 1 to DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>SINGLES</u> | <u>SEMIS</u> | <u>ROW</u> | <u>APARTMENTS</u> | <u>TOTAL</u> |
|---------------------|----------------|--------------|------------|-------------------|--------------|
| ANCASTER | 230 | 0 | 29 | 0 | 259 |
| DUNDAS | 53 | 0 | 0 | 0 | 53 |
| FLAMBOROUGH | 158 | 0 | 0 | 30 | 188 |
| GLANBROOK | 15 | 0 | 0 | 0 | 15 |
| HAMILTON | 334 | 9 | 130 | 361 | 834 |
| STONEY CREEK | 447 | 0 | 175 | 0 | 622 |
| REGION | 1,237 | 9 | 334 | 391 | 1,974 |

Source: Canada Mortgage and Housing Corporation

* Net Building Activity = Completions - Demolitions.

CONSTRUCTION ACTIVITY - STARTS AND UNDER CONSTRUCTION

STARTS
January 1 to December 31, 1984

UNDER CONSTRUCTION
(As of December 31, 1984)

| MUNICIPALITY | Single | Semi | Row | Apt. | TOTAL | Single | Semi | Row | Apt. | TOTAL |
|--------------|--------|------|-----|------|-------|--------|------|-----|------|-------|
| ANCASTER | 219 | 0 | 0 | 54 | 273 | 50 | 0 | 0 | 54 | 104 |
| DUNDAS | 46 | 0 | 0 | 0 | 46 | 23 | 0 | 0 | 0 | 23 |
| FLAMBOROUGH | 166 | 0 | 0 | 30 | 196 | 45 | 0 | 0 | 30 | 75 |
| GLANBROOK | 16 | 0 | 0 | 0 | 16 | 6 | 0 | 0 | 0 | 6 |
| HAMILTON | 414 | 10 | 141 | 86 | 651 | 106 | 2 | 122 | 174 | 404 |
| STONEY CREEK | 462 | 0 | 0 | 30 | 492 | 101 | 0 | 0 | 30 | 131 |
| REGION | 1,323 | 10 | 141 | 200 | 1,674 | 331 | 2 | 122 | 288 | 743 |
| % OF TOTAL | 69 | 9 | 141 | 8 | 100 | 41 | 6 | 24 | 29 | 100 |

SOURCE: Canada Mortgage and Housing Corporation.

RESIDENTIAL LOTS AND UNITS IN BLOCKS
IN REGISTERED PLANS OF SUBDIVISION

Registered during January 1 to December 31, 1984

| <u>MUNICIPALITY</u> | <u>SINGLE FAMILY</u> | <u>SEMI DETACHED</u> | <u>ROW</u> | <u>APARTMENT</u> | <u>TOTAL</u> | <u>%</u> |
|---------------------|----------------------|----------------------|------------|------------------|--------------|----------|
| ANCASTER | 71 | 0 | 0 | 0 | 71 | 7.8% |
| DUNDAS | 22 | 0 | 0 | 0 | 22 | 2.4% |
| FLAMBOROUGH | 69 | 0 | 0 | 0 | 69 | 7.6% |
| GLANBROOK | 0 | 0 | 0 | 0 | 0 | 0 |
| HAMILTON | 388 | 0 | 0 | 0 | 388 | 42.5% |
| STONEY CREEK | 271 | 68 | 24 | 0 | 363 | 39.8% |
| REGION | 821 | 68 | 24 | 0 | 913 | 100% |

Source: Hamilton-Wentworth Planning and Development Department,
Development Division

VACANT LOTS AND UNITS IN BLOCKS
IN REGISTERED PLANS OF SUBDIVISION

June, 1985

| MUNICIPALITY | SINGLES | SEMIS | ROW | APARTMENTS | TOTAL |
|--------------|---------|-------|-----|------------|-------|
| Ancaster | 385 | 0 | 0 | 0 | 385 |
| Dundas | 82 | 0 | 0 | 0 | 82 |
| Flamborough | 210 | 10 | 0 | 0 | 220 |
| Glanbrook | 0 | 0 | 0 | 0 | 0 |
| Hamilton | 413 | 5 | 24 | 132 | 574 |
| Stoney Creek | 611 | 6 | 107 | 0 | 724 |
| REGION | 1,701 | 21 | 131 | 132 | 1,985 |

Source: Hamilton-Wentworth Planning and Development Department

RESIDENTIAL LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION

DRAFT APPROVED AND UNDER CONSIDERATION BY MUNICIPALITY

AS OF DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>Single</u> | <u>Semi</u> | <u>DRAFT Row</u> | <u>APPROVED Apt.</u> | <u>TOTAL</u> | <u>Single</u> | <u>UNDER CONSIDERATION Semi Row</u> | <u>Apt.</u> | <u>Total</u> | |
|---------------------|---------------|-------------|------------------|----------------------|--------------|---------------|-------------------------------------|-------------|--------------|-------|
| | 299 | 40 | 286 | 0 | 625 | 437 | 0 | 12 | 0 | 449 |
| Dundas | 241 | 0 | 40 | 0 | 281 | 52 | 0 | 0 | 52 | 52 |
| F1 amborough | 549 | 72 | 60 | 0 | 681 | 486 | 438 | 0 | 367 | 1,291 |
| Glanbrook | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hamil ton | 578 | 160 | 6 | 65 | 809 | 1,365 | 388 | 55 | 148 | 1,956 |
| Stoney Creek | 337 | 142 | 194 | 0 | 673 | 284 | 190 | 88 | 0 | 562 |
| REGION | 2,014 | 414 | 586 | 65 | 3,079 | 2,624 | 1,016 | 155 | 515 | 4,310 |

RESIDENTIAL LOTS CREATED BY LAND SEVERANCE

| <u>MUNICIPALITY</u> | <u>1979</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| ANCASTER | 16 | 6 | 30 | 37 | 38 | 30 |
| DUNDAS | 18 | 10 | 18 | 16 | 13 | 17 |
| FLAMBOROUGH | 34 | 20 | 24 | 52 | 32 | 50 |
| GLANBROOK | 5 | 2 | 10 | 9 | 20 | 24 |
| HAMILTON | 70 | 40 | 34 | 102 | 92 | 144 |
| STONEY CREEK | 23 | 18 | 28 | 52 | 63 | 44 |
| REGIONAL TOTAL | 166 | 96 | 144 | 268 | 263 | 307 |

Source: Land Division Committee

1984 APARTMENT VACANCY RATES BY MUNICIPALITY (PER CENT)

| <u>MUNICIPALITY</u> | <u>BACHELOR</u> | <u>1 BEDROOM</u> | <u>2 BEDROOM</u> | <u>3+ BEDROOM</u> | <u>TOTAL</u> |
|--|-----------------|------------------|------------------|-------------------|--------------|
| ANCASTER GLANBROOK FLAMBOROUGH } | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| DUNDAS | 0.0 | 0.3 | 0.9 | 0.0 | 0.6 |
| HAMILTON | 1.0 | 0.4 | 0.8 | 1.2 | 0.7 |
| STONEY CREEK | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| HAMILTON CMA | 0.9 | 0.4 | 0.6 | 0.8 | 0.5 |

SOURCE: Canada Mortgage and Housing Corporation,
Rental Apartment Vacancy Survey, October, 1984

* Includes Grimsby

Vacancy Rates in Row Housing Structures

October, 1984

| <u>Municipality</u> | <u>Number of Bedrooms</u> | | | | <u>Total</u> |
|---------------------|---------------------------|------------|--------------|--------------|--------------|
| | <u>One</u> | <u>Two</u> | <u>Three</u> | <u>Four+</u> | |
| Ancaster | | | | | |
| Dundas | | | | | |
| Flamborough | | - | 0.0 | 0.0 | 0.0 |
| Glanbrook | | | | | |
| Stoney Creek | | | | | |
| Hamilton | - | 0.0 | 0.4 | 0.0 | 0.3 |
| Region | - | 0.0 | 0.3 | 0.0 | 0.3 |

CONDOMINIUM - NEW UNITS

As of December 31, 1984

REGISTERED DURING JAN. 1 TO DEC. 31DRAFT APPROVAL STATUS

| <u>MUNICIPALITY</u> | <u>REGISTERED DURING JAN. 1 TO DEC. 31</u> | | | <u>DRAFT APPROVAL STATUS</u> | | | <u>UNDER CONSIDERATION</u> | | | | | |
|---------------------|--|------------|-------------|------------------------------|------------------------|------------|----------------------------|--------------|------------------------|------------|-------------|--------------|
| | <u>SINGLE AND SEMI</u> | <u>ROW</u> | <u>APT.</u> | <u>TOTAL</u> | <u>SINGLE AND SEMI</u> | <u>ROW</u> | <u>APT.</u> | <u>TOTAL</u> | <u>SINGLE AND SEMI</u> | <u>ROW</u> | <u>APT.</u> | <u>TOTAL</u> |
| Ancaster | - | 40 | - | 40 | - | - | - | - | - | - | 54 | 54 |
| Dundas | - | - | 38 | 38 | - | - | - | - | - | - | - | - |
| Flamborough | - | - | - | - | - | - | - | - | - | - | - | - |
| Glanbrook | - | - | - | - | - | - | - | - | - | - | - | - |
| Hamilton | - | - | 12 | 12 | 6 | 34 | 21 | 61 | - | 26 | 26 | 52 |
| Stoney Creek | - | - | - | - | - | - | - | - | - | - | - | - |
| REGION | - | 40 | 50 | 90 | 6 | 34 | 21 | 61 | - | 26 | 80 | 106 |

Source: Hamilton-Wentworth Planning and Development Department,
Regional Planning Branch, Land Development Division

CONDOMINIUM - CONVERSIONS

As of December 31, 1984

REGISTERED DURING JAN. 1 TO DEC. 31 DRAFT APPROVAL STATUS UNDER CONSIDERATION

*212 of total by O.M.B.

Source: Hamilton-Wentworth Planning and Development Department,
Regional Planning Branch, Land Development Division

INVENTORY OF ASSISTED HOUSING UNITS

December 31, 1984

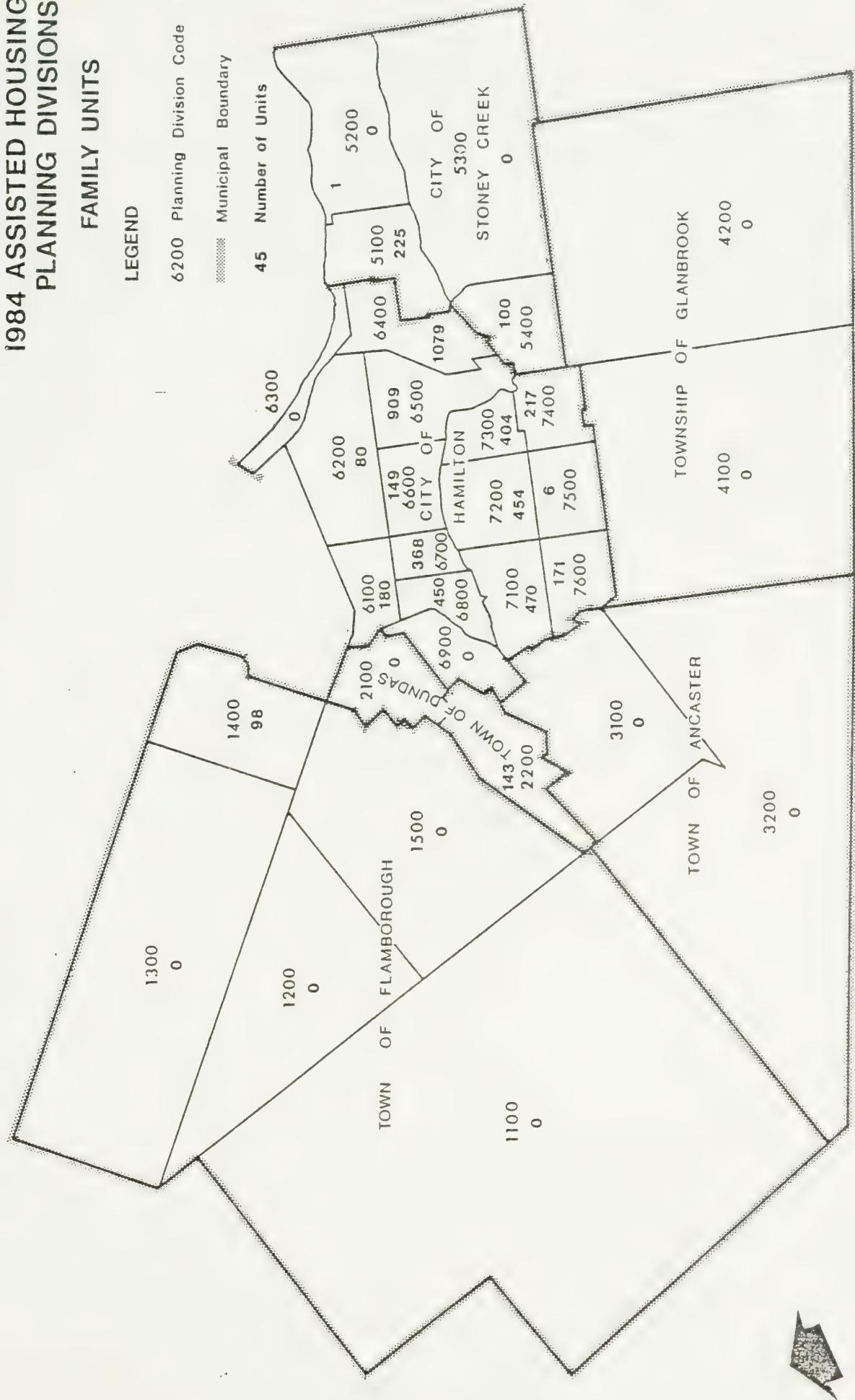
| <u>MUNICIPALITY</u> | <u>SENIOR CITIZENS</u> | <u>FAMILIES</u> | <u>HANDICAPPED</u> | <u>TOTAL</u> |
|---------------------|------------------------|-----------------|--------------------|--------------|
| ANCASTER | 84 | 0 | 2 | 86 |
| DUNDAS | 39 | 143 | 0 | 182 |
| FLAMBOROUGH | 76 | 98 | 1 | 175 |
| GLANBROOK | 30 | 0 | 1 | 31 |
| HAMILTON | 4,189 | 5,231 | 117 | 9,537 |
| STONEY CREEK | <u>182</u> | <u>325</u> | <u>18</u> | <u>525</u> |
| REGION | 4,600 | 5,797 | 139 | 10,536 |

Source: Planning and Development Department
Regional Planning Division

Note: Includes 1984 Commitments

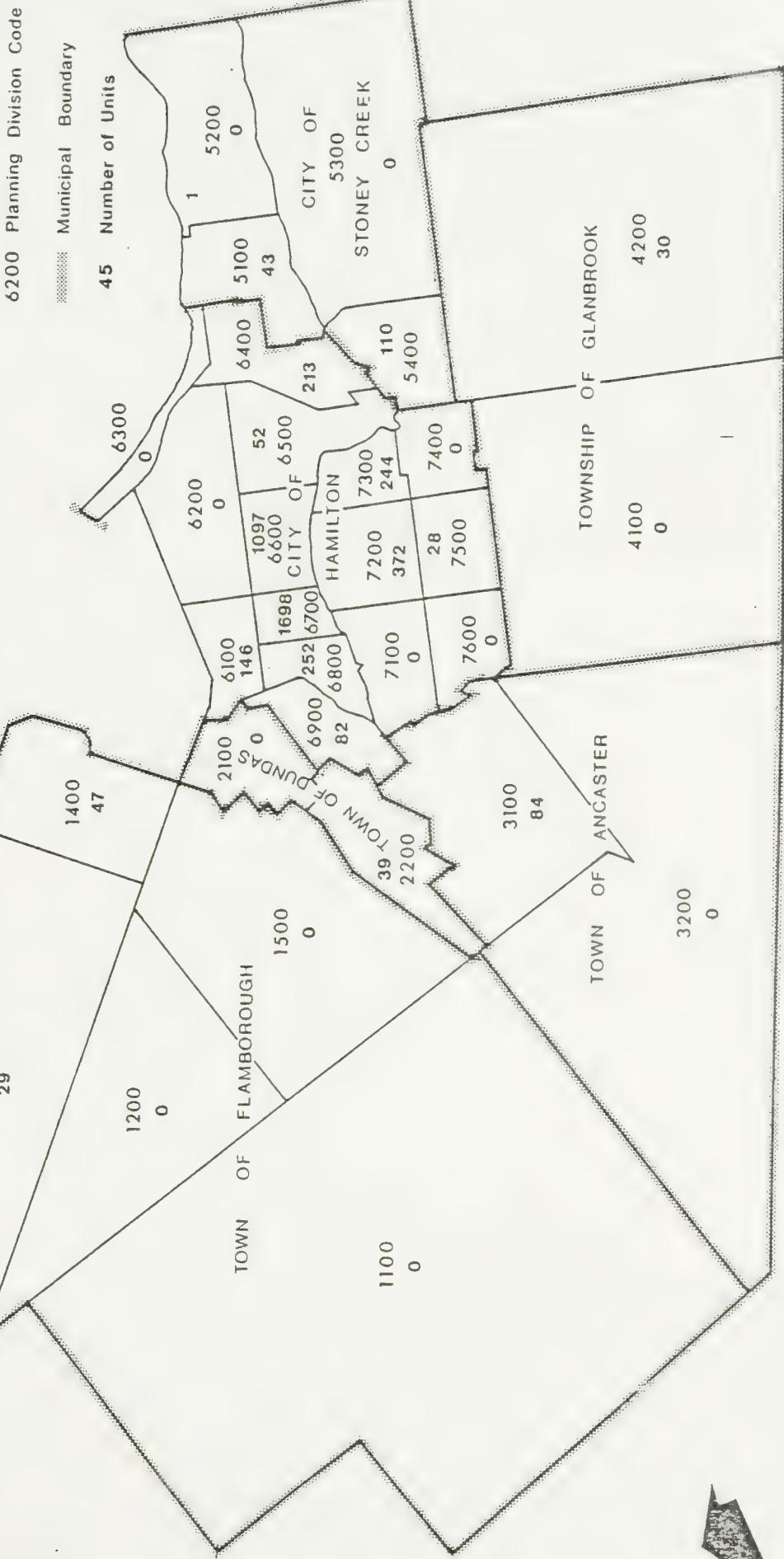
1984 ASSISTED HOUSING BY PLANNING DIVISIONS

FAMILY UNITS



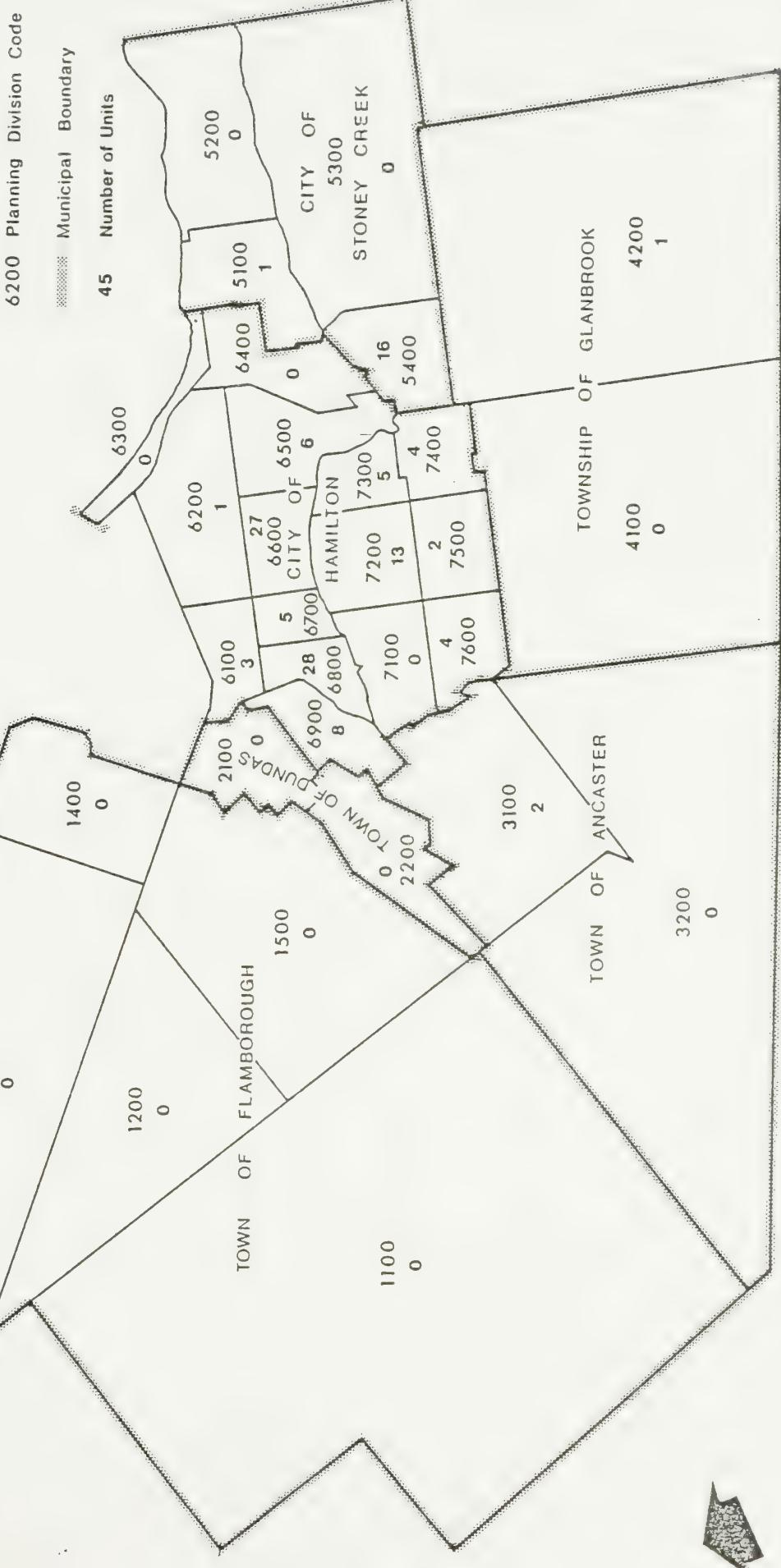
**1984 ASSISTED HOUSING BY
PLANNING DIVISIONS
SENIOR UNITS**

LEGEND



**1984 ASSISTED HOUSING BY
PLANNING DIVISIONS
HANDICAPED UNITS**

LEGEND



1984 COMMITMENTS UNDER SECTION 56.1
REGION OF HAMILTON - WENTWORTH

| <u>MUNICIPALITY</u> | <u>PROJECT NAME</u> | <u>PROJECT ADDRESS</u> | <u>CLIENT GROUP</u> | <u>TYPE</u> | <u>UNITS</u> |
|---------------------|--------------------------|-----------------------------------|---------------------|------------------------|--------------|
| <u>Hamilton</u> | Hamilton East Kiwanis | Scattered Units | Family | Non-Profit | 30 |
| | Sons of Italy (Hamilton) | Limeridge Rd. W. & Scattered (10) | Family Handicapped | Non-Profit | 48 |
| | L.I.U.N.A. | Limeridge Rd. E. | Family Handicapped | Non-Profit | 2 |
| | Victoria Park | Scattered | Family Handicapped | Non-Profit | 57 |
| | West Hills Co-op | Stonechurch Rd. W. | Family Handicapped | Co-op | 3 |
| | U.N.H. Inc. | Scattered | Family | Non-Profit | 46 |
| | | | | | 2 |
| <u>Stoney Creek</u> | Stoneybrook Municipal | Stoneybrook Drive | Senior Handicapped | Non-Profit | 29 |
| | | | | | 1 |
| | | | | Total Commitments 1984 | 263 |

Source: Canada Mortgage and Housing Corporation

APPLICANTS ON THE HAMILTON-WENTWORTH

HOUSING AUTHORITY WAITING LIST

DECEMBER 31, 1983 AND DECEMBER 31, 1984

| <u>MUNICIPALITY</u> | <u>SENIOR CITIZENS</u> | | <u>FAMILIES</u> | | <u>HANDICAPPED</u> | | <u>TOTAL</u> |
|---------------------|------------------------|-------------|-----------------|-------------|--------------------|-------------|--------------|
| | <u>1983</u> | <u>1984</u> | <u>1983</u> | <u>1984</u> | <u>1983</u> | <u>1984</u> | |
| Ancaster | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Dundas | 15 | 10 | 5 | 13 | 0 | 0 | 20 |
| Flamborough | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glanbrook | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hamilton | 48 | 38 | 700 | 510 | 82 | 93 | 830 |
| Stoney Creek | 7 | 10 | 16 | 16 | 0 | 0 | 23 |
| REGION | 73 | 58 | 721 | 539 | 82 | 93 | 876 |
| | | | | | | | 690 |

Source: Hamilton-Wentworth Housing Authority

